

# FOR LEASE – FREESTANDING JUNIOR BOX

23,522 SF AVAILABLE

2620 PLANET AVE.  
SALINA, KANSAS 67401



The  
*Carrington*  
Company

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# PROPERTY SUMMARY

This 23,522 SF freestanding junior box sits on approximately 2.6 acres with 91 onsite parking spaces in Salina's premier retail corridor. Formerly occupied by OfficeMax, the building features an open, flexible floor plan that can accommodate a variety of users.

Located just off I-35 along South 9th Street, Salina's primary commercial thoroughfare, the property offers excellent visibility, convenient access, and exposure to approximately 23,500 vehicles per day. Positioned within the city's dominant retail trade area, the site serves Saline County and the broader regional market. Located 90 miles from Wichita and 115 miles from Topeka, Salina functions as a key regional retail destination, attracting consumers from across central Kansas.

The surrounding retail corridor is anchored by a strong lineup of national retailers, including Walmart, Target, Sam's Club, Marshalls, Dick's Sporting Goods, Burlington, Kohl's, and Hobby Lobby. Combined with high occupancy throughout the corridor, this established retail environment creates a compelling opportunity for tenants seeking a highly visible location in Salina's most active commercial district.

## AVAILABILITY

- Total available square footage: 23,522
- 2.6 Acres

## LOCATION FEATURES

- Ample Parking
- Loading Dock with Two (2) Receiving Doors
- Excellent Visibility & Access
- Individual Pylon Signage



# PROPERTY AERIAL

## SITE

- 23,522 sf available
- Two (2) Dock Doors



# RETAIL / AMENITIES MAP





## CITY PROFILE

Salina, nestled in the heart of Kansas, is a city brimming with history and community warmth. Located in central Kansas, it serves as a regional hub for commerce, education, and culture. With a population exceeding 45,000 residents, Salina offers an enticing blend of small-town charm and urban conveniences.

## LOCAL ATTRACTIONS

Salina features diverse local attractions for every interest. The Smoky Hill Museum delves into the city's past, showcasing its rich heritage. Rolling Hills Zoo is a must-visit, boasting exotic animals and immersive wildlife exhibits. The Stiefel Theatre hosts a range of live performances, from concerts to Broadway shows, catering to all ages.

## CULTURAL SCENE

Salina punches above its weight in cultural offerings. The Salina Art Center spotlights contemporary art from local and national talents, fostering community creativity. The Smoky Hill River Festival is an annual highlight, drawing visitors with its eclectic mix of music, arts, and crafts. The Salina Symphony Orchestra and local theater productions enrich the city's cultural calendar.

## OUTDOOR ACTIVITIES

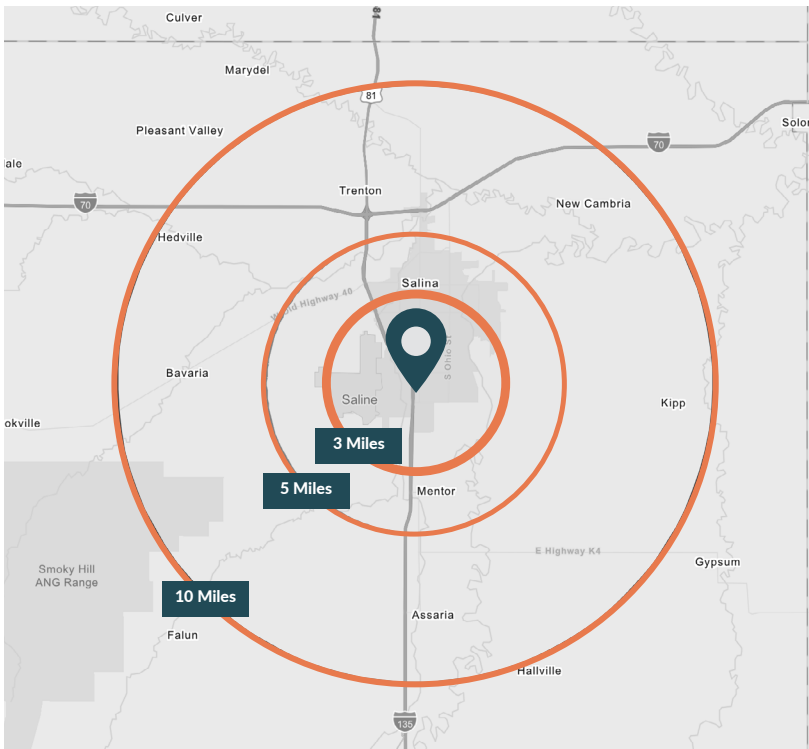
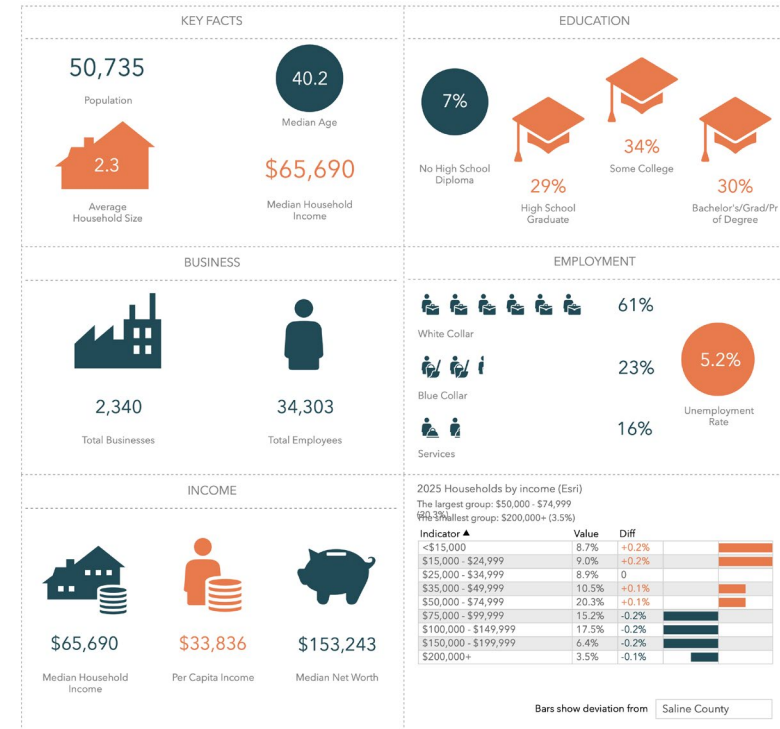
Salina's natural beauty and outdoor adventures are abundant. Lakes like Lakewood and Kanopolis State Park offer excellent fishing, boating, and hiking. The Smoky Hill River provides scenic trails for walking and biking, and the city's parks offer green spaces for families to enjoy. Golf enthusiasts have access to well-maintained courses in the area.

## EDUCATIONAL AND AVIATION HUB

Salina boasts esteemed institutions like Kansas State University Salina Aerospace and Technology Campus and Kansas Wesleyan University. These institutions contribute to the city's intellectual vibrancy. Salina Regional Airport, with its strategic location and top-notch facilities, enhances regional transportation connectivity. The Smoky Hill River provides scenic trails for walking and biking, and the city's parks offer green spaces for families to enjoy. Golf enthusiasts have access to well-maintained courses in the area.

# DEMOGRAPHICS

| 2025 SUMMARY                  | 3 Miles  | 5 Miles  | 10 Miles |
|-------------------------------|----------|----------|----------|
| Population                    | 32,602   | 46,969   | 50,735   |
| Households                    | 13,402   | 19,576   | 21,166   |
| Families                      | 7,968    | 11,422   | 12,578   |
| Average Household Size        | 2.38     | 2.32     | 2.32     |
| Owner Occupied Housing Units  | 8,574    | 12,229   | 13,605   |
| Renter Occupied Housing Units | 4,828    | 7,347    | 7,561    |
| Median Age                    | 38.2     | 39.6     | 40.2     |
| Median Household Income       | \$65,867 | \$64,205 | \$65,690 |
| Average Household Income      | \$79,805 | \$79,170 | \$81,211 |



| 2030 SUMMARY                  | 3 Miles  | 5 Miles  | 10 Miles |
|-------------------------------|----------|----------|----------|
| Population                    | 32,185   | 46,609   | 50,311   |
| Households                    | 13,346   | 19,596   | 21,175   |
| Families                      | 7,880    | 11,342   | 12,486   |
| Average Household Size        | 2.35     | 2.30     | 2.30     |
| Owner Occupied Housing Units  | 8,600    | 12,283   | 13,653   |
| Renter Occupied Housing Units | 4,746    | 7,313    | 7,523    |
| Median Age                    | 39.2     | 40.7     | 41.2     |
| Median Household Income       | \$72,170 | \$69,824 | \$71,766 |
| Average Household Income      | \$87,179 | \$85,965 | \$88,346 |



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