

FOR LEASE

1000 HALL ST
COFFEYVILLE, KS 67337



COFFEYVILLE PLAZA



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OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	101,800 SF
Available SF:	6,000 - 12,000 SF
Lot Size:	10.1 Acres
Number of Units:	9
Year Built:	1974
Renovated:	2002
Zoning:	Commercial
Market:	Coffeyville, KS

PROPERTY OVERVIEW

Experience the perfect business location at 1000 Hall St, Coffeyville, KS, 67337. This premier property offers exceptional visibility and effortless access, ensuring maximum exposure in a high-traffic area. Anchored by King Food Savor and Dollar Tree, this location boasts a built-in customer base with the added benefit of high visibility. With an impressive 592 parking spaces, your customers will appreciate the convenience of ample parking, making their visits stress-free. Being situated on Highway 166 further enhances the property's appeal, providing convenient access for both local and commuter traffic. Secure your place at this sought-after location and take advantage of the outstanding features to elevate your business and attract a steady stream of customers. Estimated NNN = \$1.75.

PROPERTY HIGHLIGHTS

- Great visibility & Easy Access.
- High traffic area.
- Anchored by King Food Savor & Bealls.
- 592 Parking Spaces.
- Located on Highway 166.

EXECUTIVE SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 - 12,000 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Pad Site	Available	10,000 SF	NNN	Negotiable	Pad-Site.
912	Available	7,160 SF	NNN	\$12.00 SF/yr	In-Line.
906	Available	6,000 - 12,000 SF	NNN	\$12.00 SF/yr	In-Line.
900	Available	6,000 - 12,000 SF	NNN	\$12.00 SF/yr	End-Cap.
908	Available	6,000 - 12,000 SF	NNN	Negotiable	In-Line.

LEASE SPACES

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SITE PLAN



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PYLON SIGN

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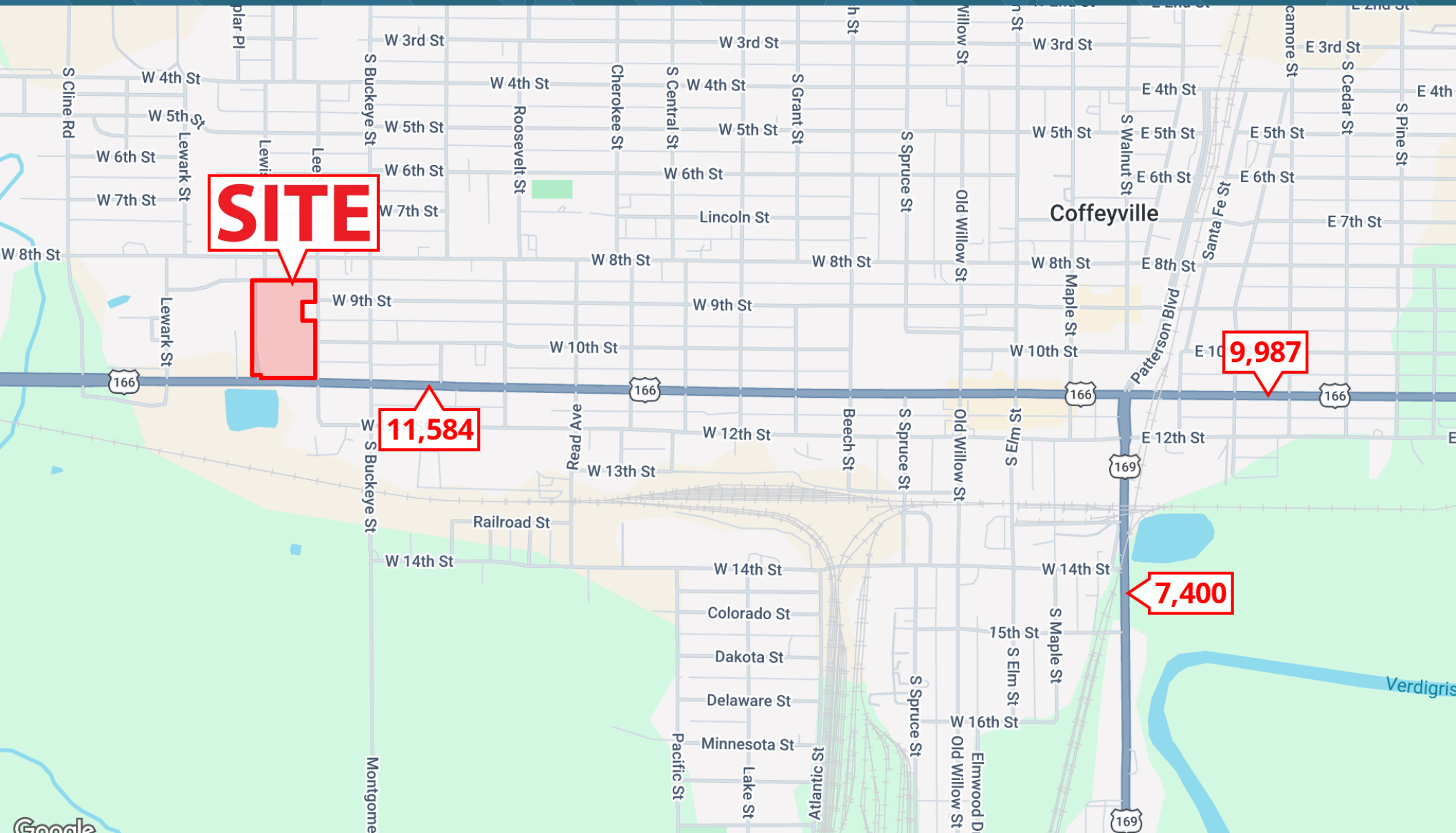
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RETAILER MAP

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TRAFFIC COUNT MAP

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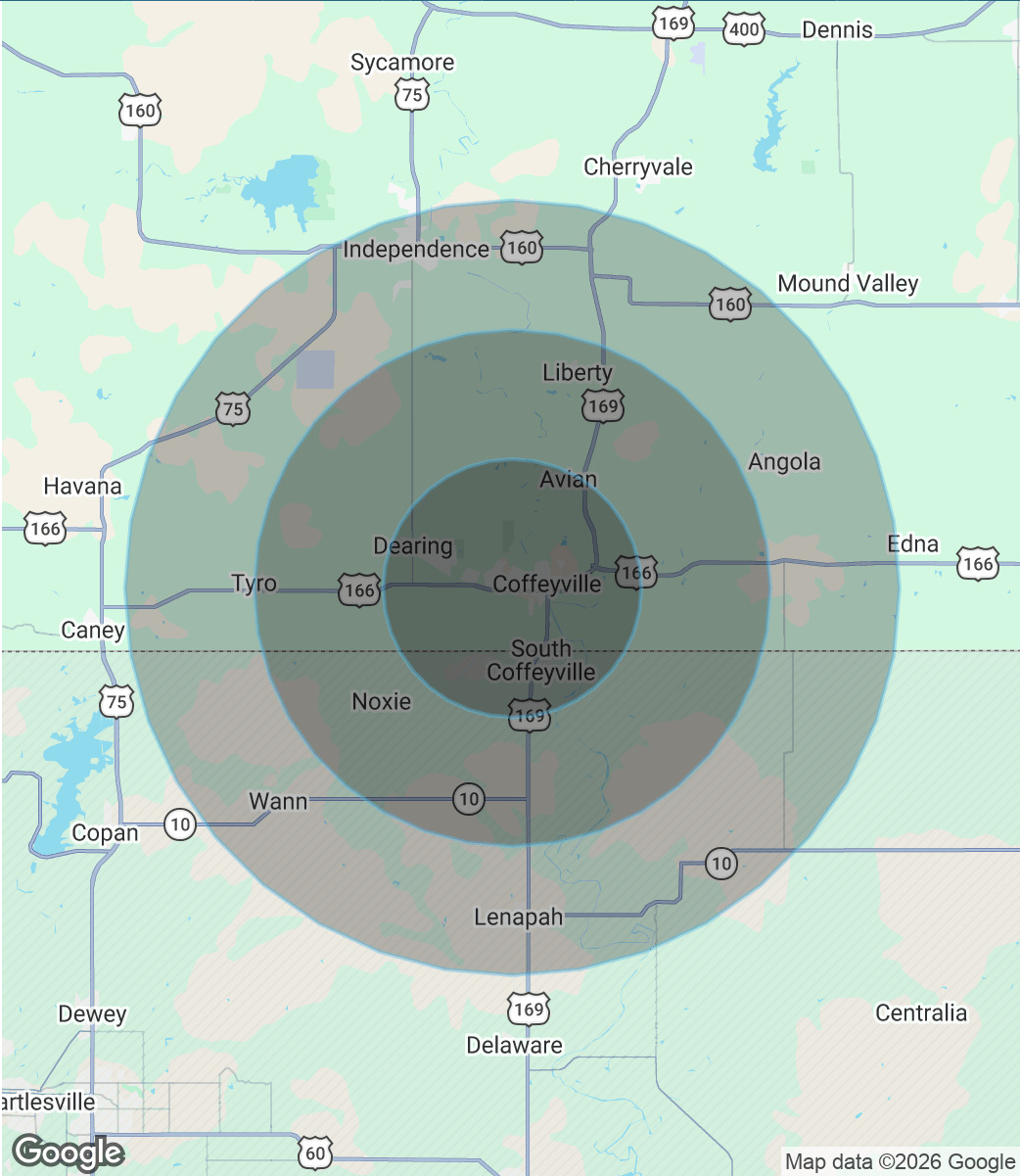
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	11,658	14,833	23,176
Average Age	41	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	4,843	6,124	9,554
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,315	\$71,924	\$71,782
Average House Value	\$112,464	\$132,950	\$140,687

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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