



JUNIOR BOX IN BELLEVILLE, KS

FOR SALE/LEASE 1218 28TH ST., BELLEVILLE, KS 66935

SALE PRICE \$449,000
LEASE RATE \$5.00/SF, NNN

SITE SIZE

1.78 ACRES

BUILDING SIZE

10,611± SF

AVAILABLE SPACE

10,611± SF

2025 TAXES

GENERAL: \$48,000.00

SPECIALS: \$0.00

EST. NETS

\$6.77/SF

YEAR BUILT

2021

PARKING

AMPLE

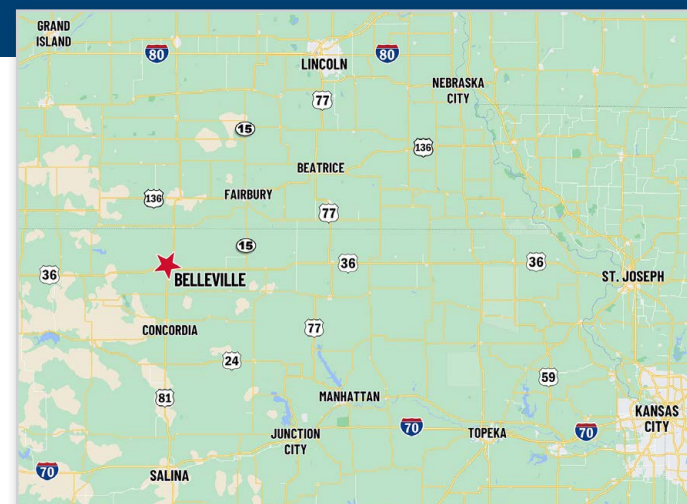
ZONING

COMMERCIAL

PROPERTY HIGHLIGHTS

- Former Family Dollar/Dollar Tree building located on 1.78-acres with concrete parking, pylon signage, and ample parking.
- Located along 28th Street with proximity to Highway 36 and nearby daily-needs retailers, restaurants, lodging, and financial services.
- Flexible sale or lease opportunity well-suited for retail, grocery/specialty food, hardware/feed, medical, fitness, office/service, showroom, light distribution, municipal, or community-based users.

AREA NEIGHBORS INCLUDE:



TRAVEL DISTANCE:

Lincoln, NE: 119 mi. | Kansas City, MO: 201 mi. | Salina, KS: 71 mi.



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OVERHEAD VIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,559	2,095	2,225
AVG. HH INCOME	\$69,554	\$68,183	\$68,507
MEDIAN AGE	41.4	40.8	41.2

TRAFFIC COUNTS

APPROX. 6,019 VPD @ HWY. 36 & RD. 170

All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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WEIGAND
COMMERCIAL

AERIAL VIEW



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