

2500 South 4th Street

Leavenworth, Kansas, 66048

For Sale/Lease



### Excellent Retail Opportunity!

- ±7,700 SF on ±0.69 Acres
- Free-Standing Retail With Drive-Thru
- 25 Surface Parking Spaces
- 142' of Frontage on 4th Street
- Visible to 19,800 Vehicles Per Day
- Call For Pricing!

### For more information:

Christel Highland  
816.410.9584  
chighland@blockllc.com

Christian Wead  
816.412.8472  
cwead@blockllc.com

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## Building Specifications

Building Size:	±7,700 SF
Lot Size:	±0.69 AC (Additional 0.55 AC parcel to the North could me made available)
Year Built:	2020
Tenancy:	Single
Zoning:	GBD - General Business District
Traffic Count:	19,800 Vehicles Per Day
Roof:	TPO
Legal Description:	HALSEY HEIGHTS, S01, T09, RZZE, BLOCK 3, LT3 1-4 & W1/2 LT3 18-22 & Vacalley Plat Book/Page E2B/69 Lot Width: 151.8 Lot Depth: 174.0 Deed Book/Page 0737/006, 90732/1436, 0627/2140, 0566/1037, 0566/1036, 0566/1032
Parcel Number:	052-101-01-0-40-09-00.300-0
Rent Rate:	\$16 PSF + \$5.84 PSF annual nets

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Interior Property Photos



Exterior Property Photos



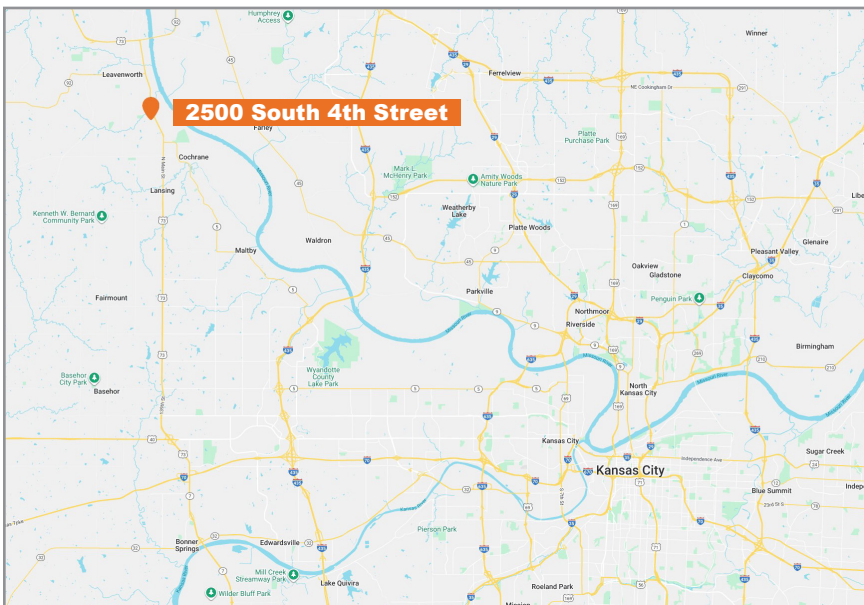
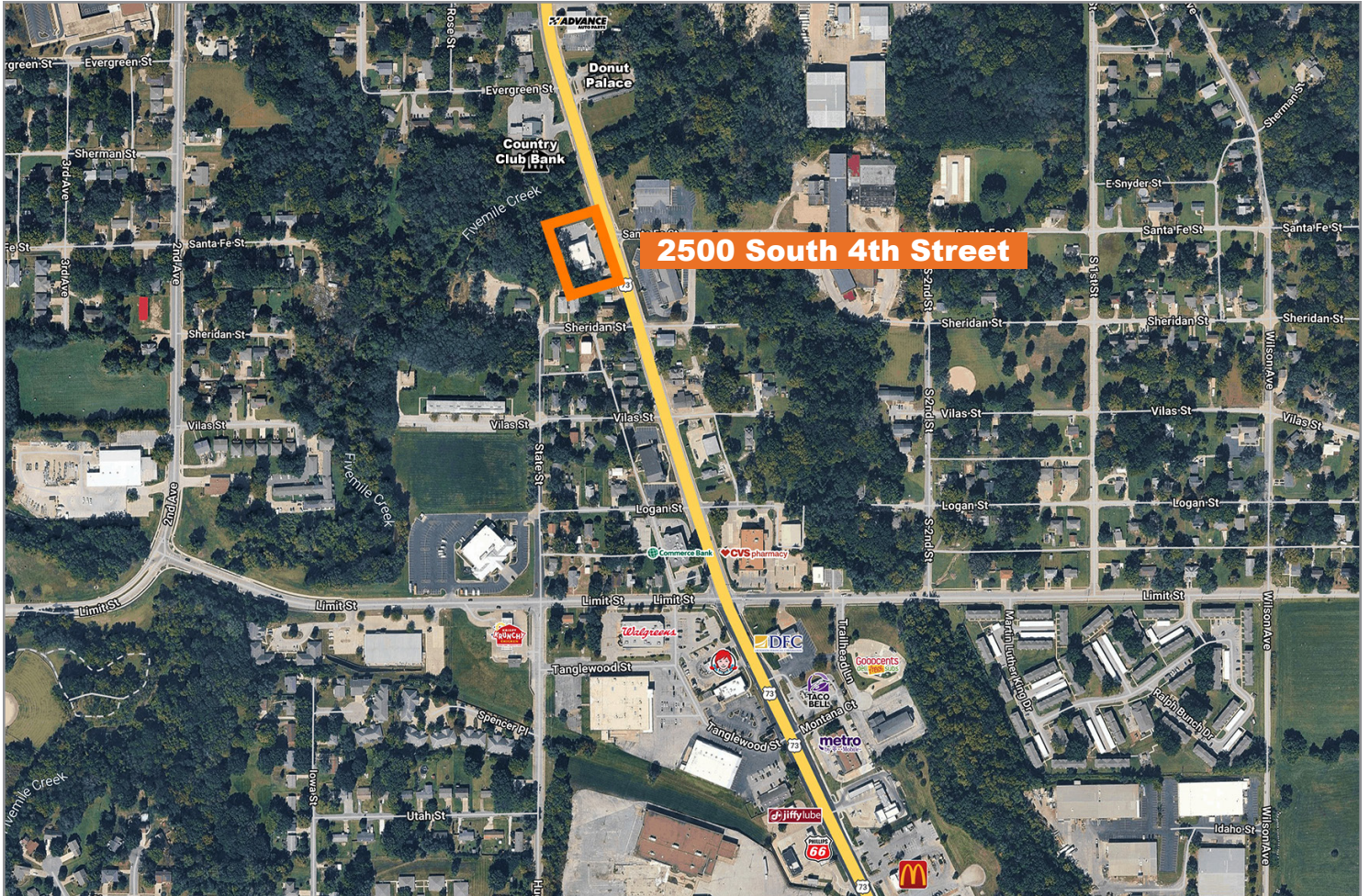
## Demographics

2500 S 4th St Leavenworth, KS 66048	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	6,076	35,238	51,105
2030 Projected Population	6,013	35,369	51,579
2020 Census Population	5,981	34,487	49,728
2010 Census Population	5,911	33,810	47,462
Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.5%
2025 Median Age	34.9	37.6	36.7
<b>Households</b>			
2025 Estimated Households	2,413	13,741	18,033
2030 Projected Households	2,419	13,984	18,458
2020 Census Households	2,308	13,283	17,191
2010 Census Households	2,288	12,615	15,941
Projected Annual Growth 2025 to 2030	-	0.4%	0.5%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.5%	76.1%	75.5%
2025 Estimated Black or African American	16.1%	12.5%	12.5%
2025 Estimated Asian or Pacific Islander	1.8%	1.8%	2.0%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.7%
2025 Estimated Other Races	10.1%	9.0%	9.2%
2025 Estimated Hispanic	9.3%	8.6%	9.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$70,223	\$90,216	\$98,540
2025 Estimated Median Household Income	\$60,816	\$76,092	\$83,188
2025 Estimated Per Capita Income	\$28,086	\$35,344	\$35,148
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.0%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	8.7%	5.8%	6.0%
2025 Estimated High School Graduate	25.9%	27.2%	26.3%
2025 Estimated Some College	28.8%	23.0%	21.5%
2025 Estimated Associates Degree Only	8.9%	9.9%	8.8%
2025 Estimated Bachelors Degree Only	17.6%	19.0%	20.2%
2025 Estimated Graduate Degree	8.7%	13.2%	15.5%
<b>Business</b>			
2025 Estimated Total Businesses	165	928	1,155
2025 Estimated Total Employees	3,339	11,103	15,670
2025 Estimated Employee Population per Business	20.2	12.0	13.6
2025 Estimated Residential Population per Business	36.8	38.0	44.3

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