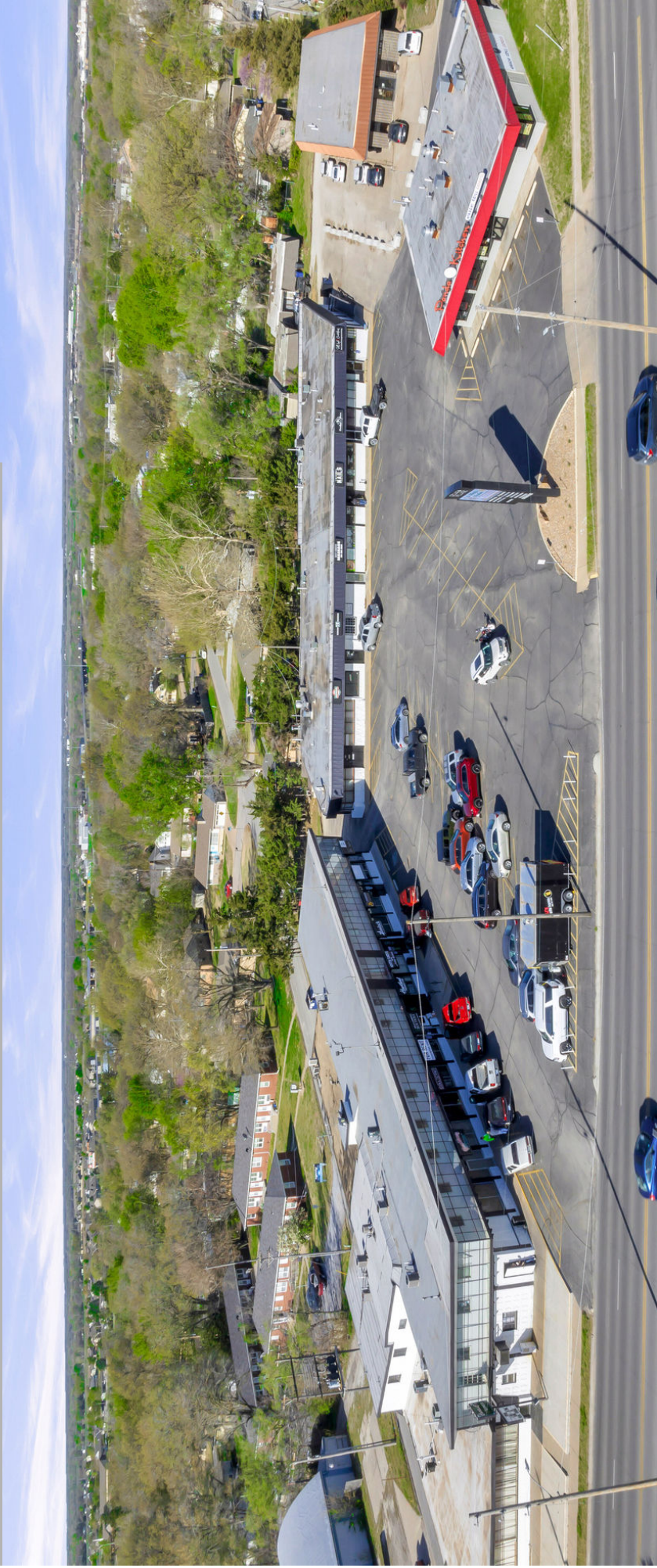


OFFERING MEMORANDUM

CEDAR VILLAGE SHOPPING CENTER FOR SALE - \$1,700,000

1011-1041 Washington Rd.
Newton, KS 67114





BEN REED
Owner | Broker
316.833.0793
ben@redbridgecre.com

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| EXECUTIVE SUMMARY



CEDAR VILLAGE SHOPPING CENTER

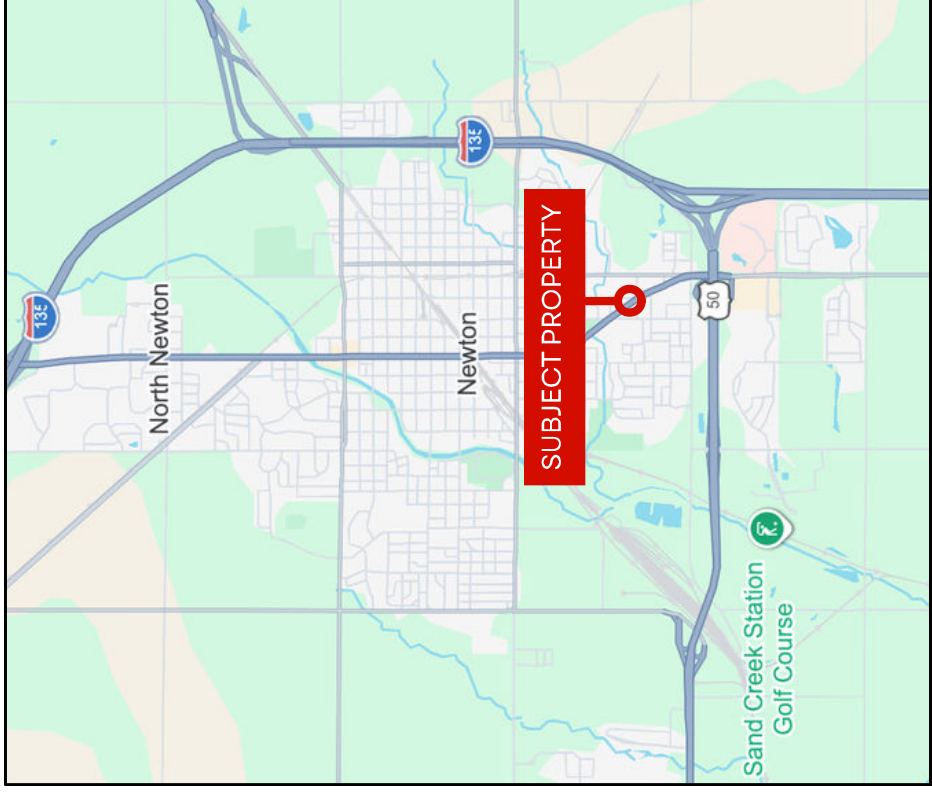
1011-1041 Washington Rd.

Newton, KS 67114

THE OFFERING

PRICE: \$1,700,000

PROFORMA CAP RATE	8%
PROFORMA NOI	\$135,431.63
SQUARE FEET	+/- 33,490
PRICE PER SQUARE FOOT	\$50.76
CURRENT OCCUPANCY	93%
YEAR BUILT	1958, 1959, 1965
LOT SIZE	+/- 2.1 Acres



GROW OUR INVESTMENT PORTFOLIO IN NEWTON!

PROPERTY HIGHLIGHTS

Financial Advantages

- Over \$300,000 invested in Capital Expenditures
- Multi-year leases with national and regional tenants
- Gross Rental Income has increased +/- 37% since 2022
- Recently secured an insurance carrier that decreased premiums by 36%, freeing up cash flow
- LED Sign professionally managed by a local marketing company with potential income increases to \$50,000 per year.

Prominent Location and Accessibility

- Close proximity to major thoroughfares
 - I-135 = +/- 1.5 miles
 - US Highway 50 = +/- 0.8 miles
- Benefit from a growing corridor!



Median Household
Income

~ \$65,124



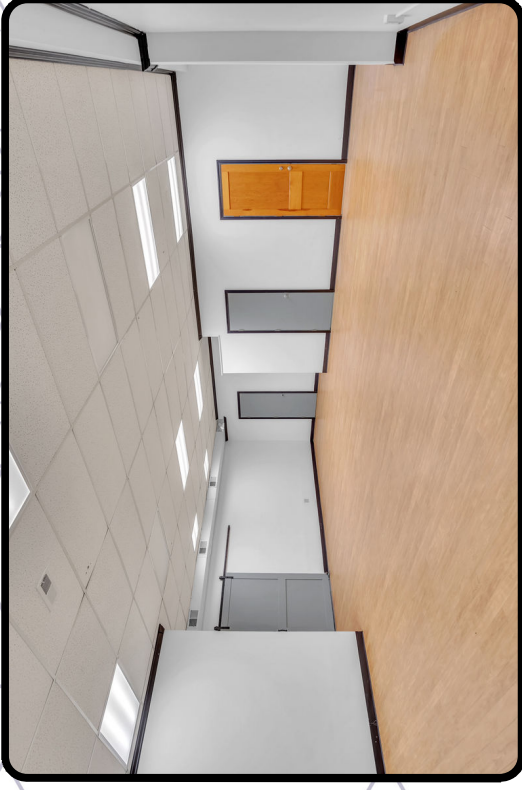
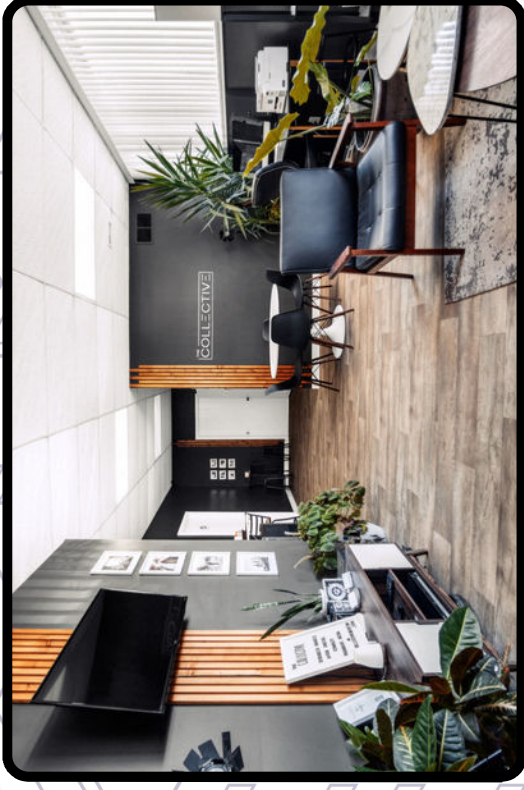
Number of Households
(15-minute Drive)

~ 11,000



Population
(15-minute Drive)

~ 27,900



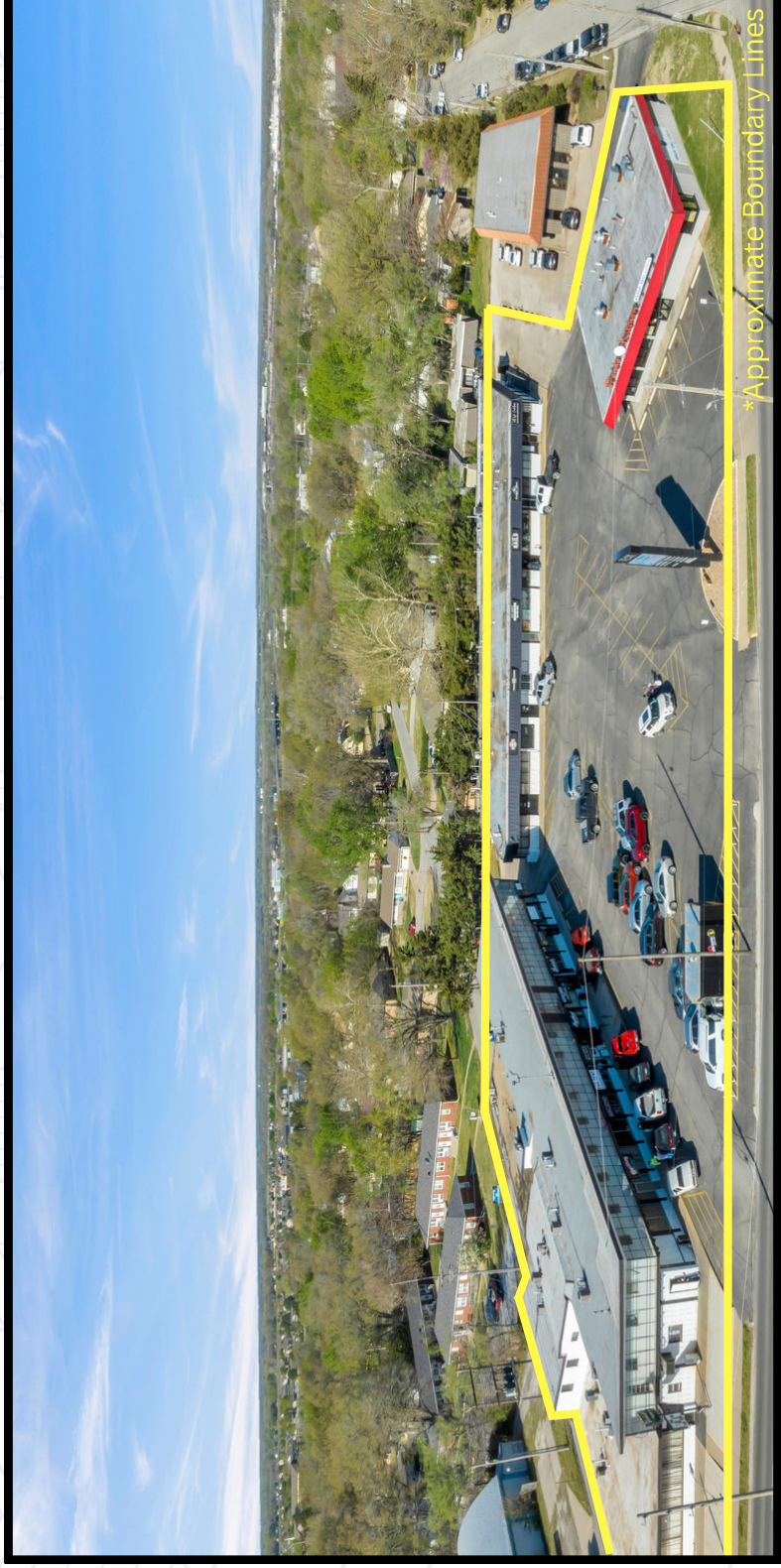
| PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

LEGACY LOCATION AT THE STARTING LINE OF PROGRESS

Businesses often move to Cedar Village because it offers an established, community-rooted location without sacrificing proximity to major traffic corridors. With a healthy mix of dining, retail, professional services, and executive office space, Cedar Village consistently attracts new tenants who mutually benefit from the natural foot traffic of anchor businesses.



TURN-KEY, PASSIVE INCOME

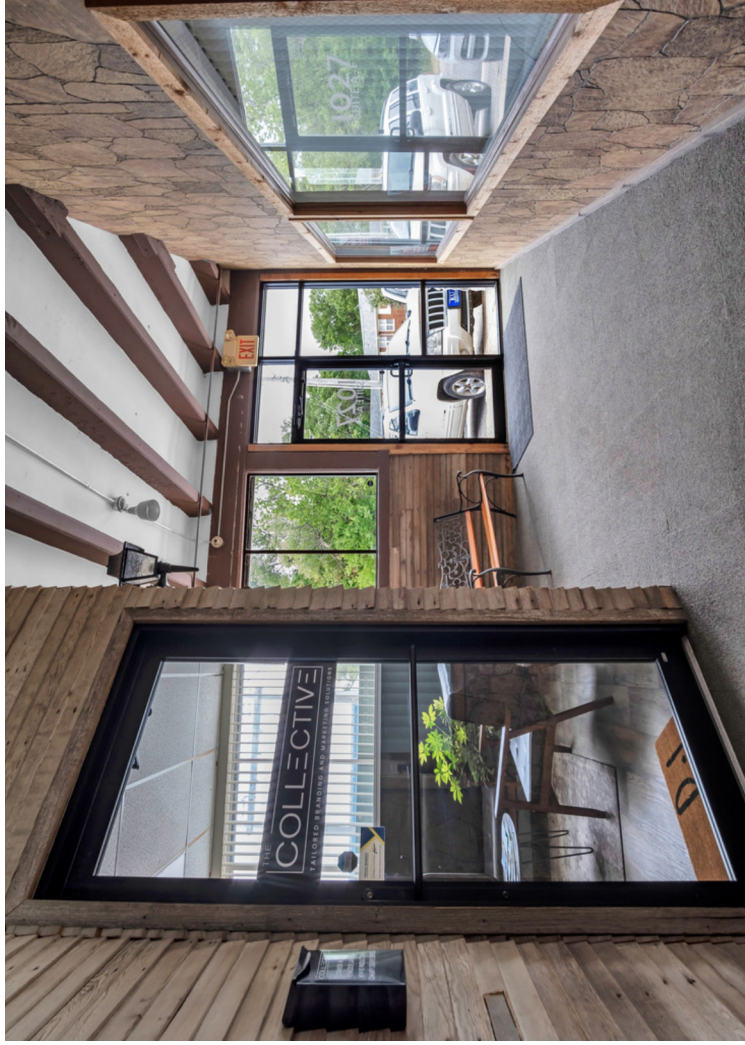
Existing professional management is in place, providing immediate operational continuity for a new owner.

REGULAR MAINTENANCE CONTRACTED

A long-standing local contractor provides ongoing facility maintenance and support.

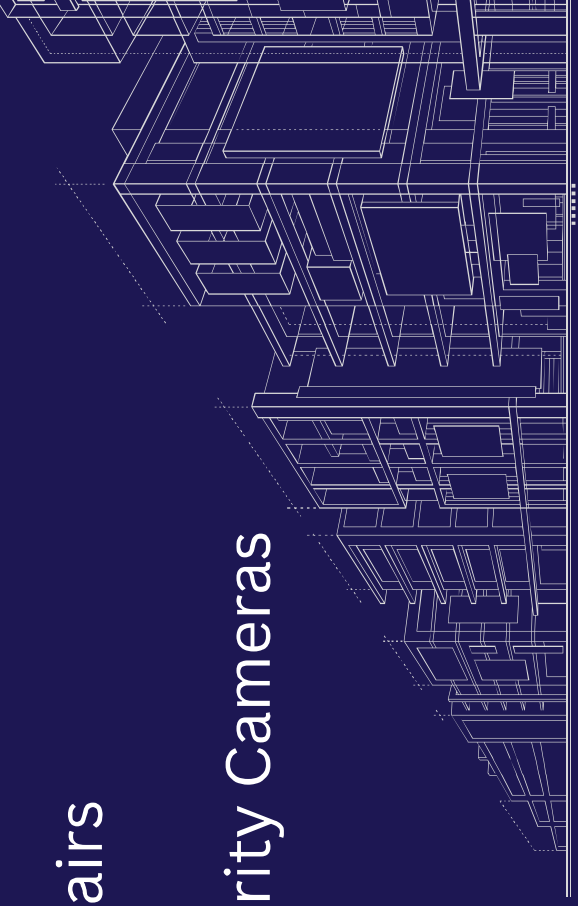
DIVERSE SUITE SIZE AND LAYOUTS

The center's range of suite sizes and floorplans enables it to effectively capture tenants across multiple industries and business scales, contributing to sustained leasing activity and low vacancy rates.



FACILITY UPGRADES

- LED Monument Sign
- Tenant Signage
- Interior Wayfinding Signage
- Repainted Entire Facility
- Resealed Parking Lot
- Restriped Parking Lot Line
- Installed Bollards
- Removed, Cleaned, and Resealed 2nd Floor Windows
- Specific Unit Remodels and Repairs
- Added Exterior Lighting
- Added Exterior and Interior Security Cameras
- Siding and Roof Repair
- 8 HVAC Units Replaced



TENANT ROSTER

Tenant	Unit	Square Feet	Type
Private Office	1023G	100	Office
VACANT	1023H	130	Office
Private Office	1023D	130	Office
Private Office	1023E	130	Office
Sunrise Nutrition	1023F	130	Office
Renewed Hope Counseling	1023B	165	Office
On Time Plumbing	1023A	220	Office
Private Office	1013	300	Office
GAF, Inc.	1025D	300	Office
The Collective	1027A	400	Office
Kansas Wildscape Foundation	1027B	590	Retail
Trust Roofing & Remodeling	1027C	590	Retail
Newton Tuxedo	1015	600	Retail
Charlsen Insurance	1021-200	1000	Office

TENANT ROSTER

Tenant	Unit	Square Feet	Type
Best Chinese Massage	1019	1020	Office
VACANT	1027F	1050	Office
VACANT	1027E	1150	Office
The Collective	1027D	1260	Office
Victoria Nail Salon	1017	1450	Office
Salt & Light Confections	1011	1500	Office
Curtis C's Diner	1039	2200	Office
Crossroads	1023-100	2450	Office
Genova Restaurant	1021-300	2525	Office
GAF, Inc.	1025B	2800	Office
Gambino's Pizza	1029	3100	Retail
GAF, Inc.	1025C	5500	Retail
Panda Kitchen	Stand Alone	2700	Retail
TOTAL SQUARE FEET		33490	









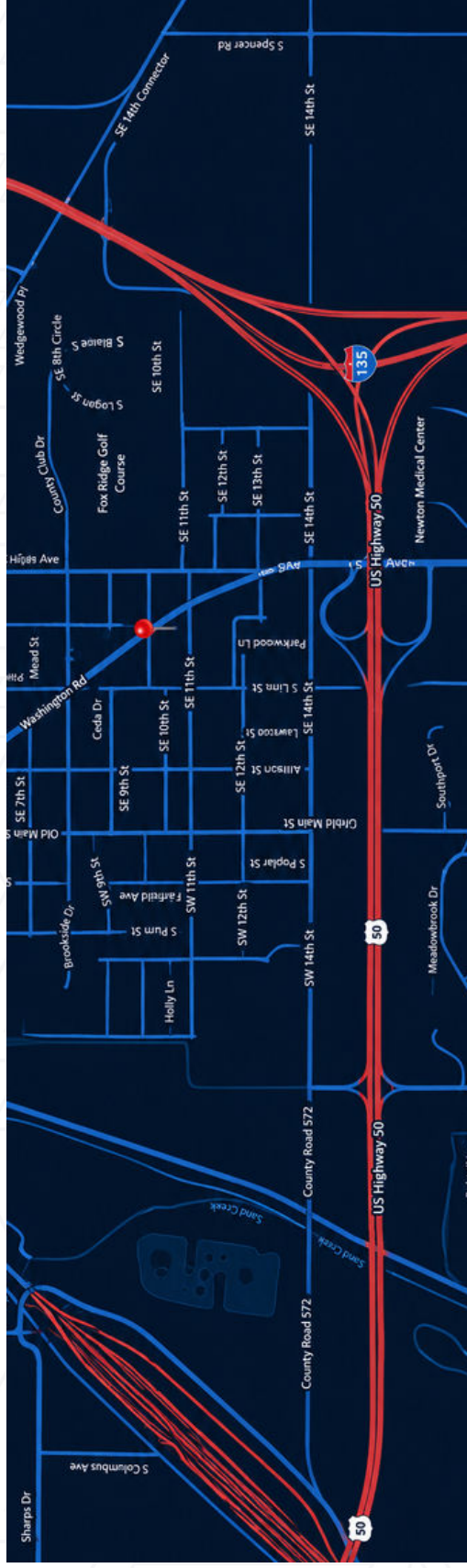
| AREA OVERVIEW



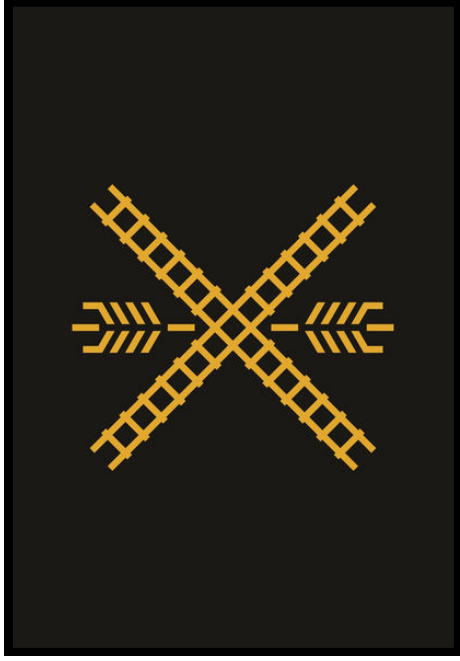
AREA NEIGHBORS

NESTLED AMONG A MIX OF OFFICE/RETAIL/SERVICE/RESTAURANT USERS

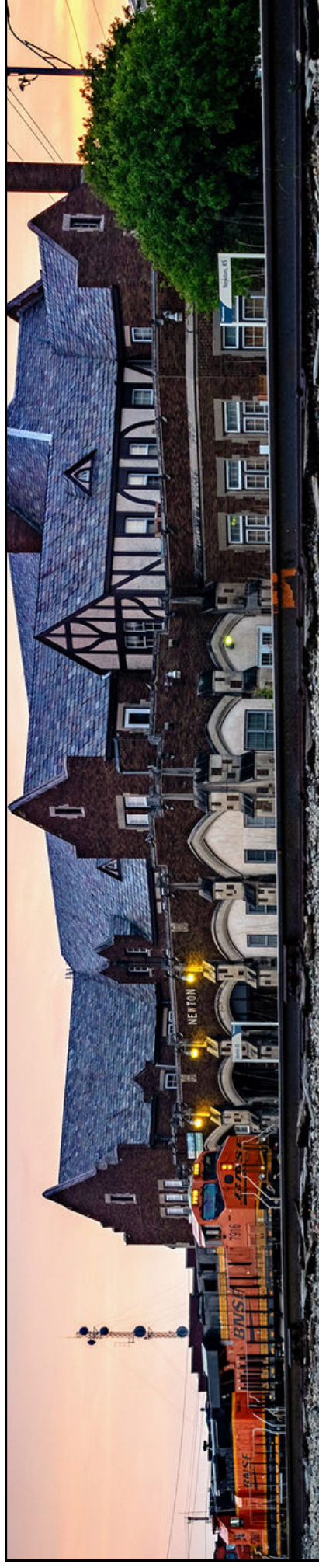
- MIDWAY MOTORS
- SUNFLOWER TIRE & AUTO
- WISDOM PATH FINANCIAL
- FASTENAL
- THE GLASSMAN
- EDWARD JONES
- BERKSHIRE HATHAWAY PENFED REALTY
- UNION STATE BANK
- PIZZA HUT
- FREDDY'S FROZEN CUSTARD
- DAVITA
- AUTOZONE
- CITY OF NEWTON SERVICE CENTER
- DILLONS
- INTRUST BANK
- DOMINO'S PIZZA
- WALMART
- NMC HEALTH
- STARBUCKS
- SUBWAY
- MCDONALD'S
- PEOPLE'S BANK & TRUST



WHY NEWTON?



- **Affordable Housing Market**
 - Median Home Value: \$161,788 (state average of \$232,507)
 - Housing affordability index of 156 makes homes easier to purchase
- **Convenient Commute Times**
 - Only 20 miles from Wichita
 - 14.7% of commuters travel less than 10 minutes
- **A Growing & Stable Community**
 - Population approximately 20,000
 - Newton offers an ideal environment for families and professionals
 - Median Household income of \$65,000+
- **Diverse Business & Employment Opportunities**
 - 900+ total businesses employing 11,000+ people
 - Major industries include healthcare, manufacturing, and retail



WHY HARVEY COUNTY?

AMERICA'S HEARTLAND

Strategically positioned at the center of the nation with direct access to Interstate 135, U.S. Highway 50, two Class 1 rail carriers, Amtrak service, and a local airport, Harvey County is built for business. The Kansas Logistics Park in Newton offers BNSF-certified, shovel-ready industrial sites within the Wichita Foreign Trade Zone – giving manufacturers and distributors a powerful cost and logistics advantage from day one.

And the momentum is real: GAF, North America's largest roofing manufacturer, just broke ground on a 230-acre facility here. Shield AI selected Newton's airport for a cutting-edge defense tech flight test operation. Hillsboro Industries, Park Aerospace, Bunting Magnetics, and others have all chosen to grow right here. Backed by fiscally sound county government and a dedicated Economic Development team that competes – and wins – on the national stage, Harvey County isn't just open for business. With a workforce of over 200k within a 30-mile radius, it's where serious investors are already putting their money to work.



Shield AI Test Site
Newton | SUMMER 2026



GAF Newton
\$350M | Under Construction



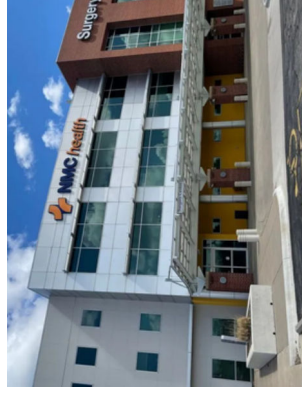
Hillsboro Industries
\$11M | Completed | Newton



AGCO Corporation
Hesston



Gallery Mostaza
Now Open | Newton



NMC Health
Top 100 Rural & Community
Hospital | Newton



CONTACT US

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RED BRIDGE
COMMERCIAL REAL ESTATE