



JUNIOR BOX IN HOISINGTON, KS

FOR SALE/LEASE 52 W. K-4 HWY., HOISINGTON, KS 67544

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

BUILDING SIZE
10,542± SF

AVAILABLE SPACE
10,542± SF

SITE SIZE
79,715± SF

CEILING HEIGHT
12'

2025 TAXES
\$47,000.00

ESTIMATED NETS
\$6.71/SF

YEAR BUILT
2021

CONSTRUCTION
METAL ON STEEL

ZONING
COMMERCIAL

PARKING
AMPLE

PROPERTY HIGHLIGHTS

- Former Family Dollar/Dollar Tree building located on 1.83-acres with concrete parking, pylon signage, and ample parking.
- Highway-adjacent location with convenient access to K-4 Highway and Highway 281.
- 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: **DOLLAR GENERAL**



TRAVEL DISTANCE:

Hays, KS: 54 mi. | Salina, KS: 72 mi. | Wichita, KS: 123 mi.



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WEIGAND
COMMERCIAL

AERIAL VIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,598	2,767	3,105
AVG. HH INCOME	\$81,000	\$81,043	\$81,119
MEDIAN AGE	39.8	39.8	40.1

TRAFFIC COUNTS

APPROX. 2,141 VPD @ HWY. 281 & CENTER ST.

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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