

FOR SALE

NEC - KIMBALL AVE & SCENIC XING

Manhattan, KS 66503

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



LOCATION DESCRIPTION

1-acre commercial lot located on Manhattan's growing western corridor. Located minutes from Westloop Shopping Center, Kansas State University, Aggieville, Colbert Hills Golf Course, and the soon to be built state-of-the-art senior living community, Cedarhurst of Manhattan, this site offers high visibility and access to thriving residential, student, and visitor populations.

PROPERTY HIGHLIGHTS

- Close to Westloop Shopping Center, Colbert Hills Golf Course, and Annenberg Park/Sports Complex – draws consistent local and regional traffic
- Close proximity to Cedarhurst senior living community — opportunity for healthcare-adjacent services, convenience retail, and dining
- Flexible development potential: office, medical, retail, restaurants, or mixed-use
- Growing market with rising demand for quality commercial space and strong long-term investment potential

Perfect for developers, restaurateurs, healthcare providers, and retailers seeking a high-visibility site in a growing corridor of Manhattan.

OFFERING SUMMARY

Sale Price	\$421,180
Lot Size	1 Acres

DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

Total Households	2,102	22,426	25,920
Total Population	5,123	55,578	64,974
Average HH Income	\$139,387	\$87,100	\$90,427



Listed By:

BRADY LUNDEEN
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All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 104 S 4th St, Suite 207, Manhattan, KS 66502 // 785.228.5303 // kscommercial.com

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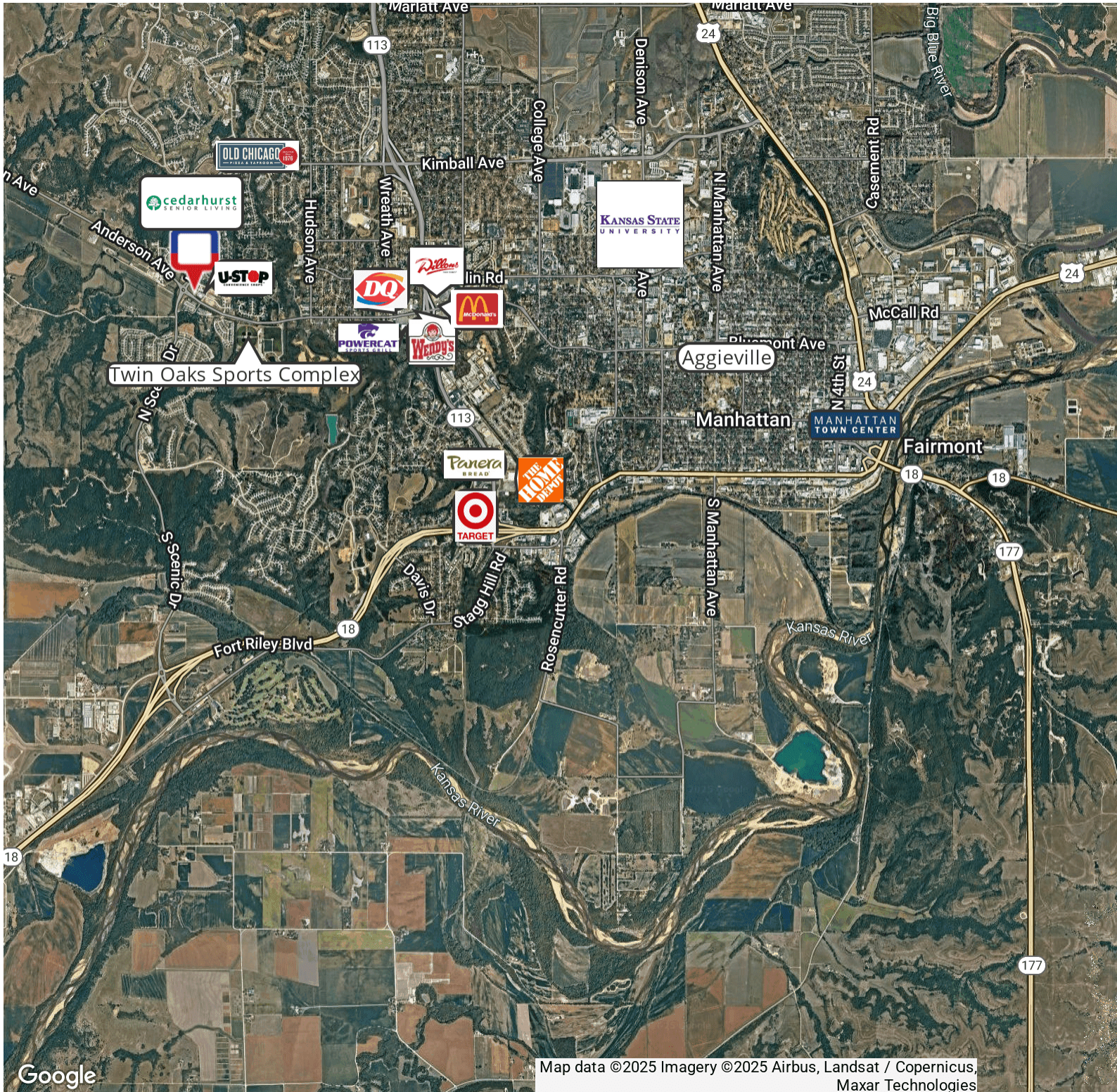
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