

PAD SITE FOR SALE/BTS

2354 WEST CENTRAL AVE | EL DORADO, KS 67042



W. Central Ave. CPD - 19,316

Join Harbor Freight Tools, Bealls and Newly Expanded Goodwill!

PROPERTY INFORMATION

- Shopping Center Major Renovation - **COMPLETE**
- Easy Access to I-35 (Kansas Turnpike)
- Strong Tenant Mix

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population:	3,520	12,718	14,848
AVG. HH Income:	\$44,537	\$44,233	\$48,141
Est. # of Employees:	4,371	9,719	10,501

- Pad Site - \$300,000
- Ground Lease or Build to Suit
- Cross Easement Parking
- Drive-Thru Available
- Up to 2500 SF Building

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RENOVATIONS COMPLETED



**GASPERI
GROUP**
COMMERCIAL REAL ESTATE LLC

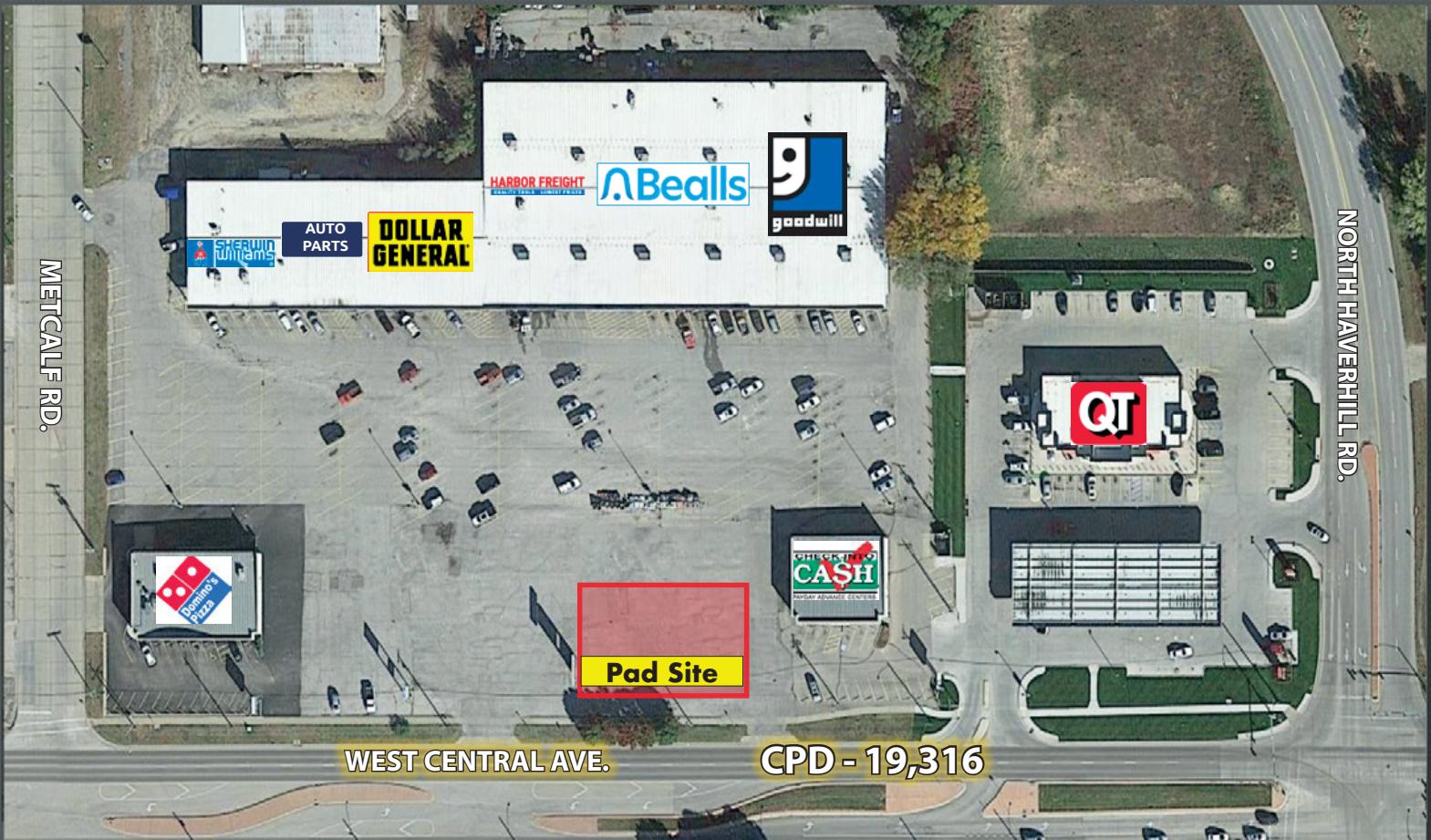


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