

RETAIL SPACE FOR LEASE

15,500 SF & 4,000 SF



PAD SITE FOR SALE BTS

2354 WEST CENTRAL AVE | EL DORADO, KS 67042



Join Harbor Freight Tools and Newly Expanded Goodwill!

PROPERTY INFORMATION

- Shopping Center Undergoing Major Renovation
- Approx. 15,500 SF
 - Lease Rate: \$11.00/SF
- 4,000 SF (Available Feb. 2024)
 - Lease Rate: \$14.00/SF
- NNN \$2.16/SF
- Easy Access to I-35 (Kansas Turnpike)
- Pylon Signage
- Strong Tenant Mix

- Pad Site - \$250,000
- Cross Easement Parking

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



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