

## RETAIL FOR LEASE

# 1701 N. MAIN ST, GREAT BEND, KS

1701 N. Main , Great Bend, KS 67530



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,932 - 8,200 SF
<b>LEASE RATE:</b>	\$6 - 10 per year (MG)
<b>LOT SIZE:</b>	1.3 Acres
<b>BUILDING SIZE:</b>	30,050
<b>RENOVATED:</b>	2015 - 2016
<b>MARKET:</b>	Great Bend Kansas

### PROPERTY OVERVIEW

#### AVAILABLE SPACE/ APPROXIMATE SIZE

1701 N. Main - 8,200 sq. ft.  
1709 N. Main, Unit A - 2,942 sq. ft.\*  
1709 N. Main, Unit B - 1,932 sq. ft.\*  
1709 N. Main, Unit C\*\* - 4,020 sq. ft.\*

\*plus 540 sq. ft. common area

\*\*includes 1,543 sq. ft. of 2nd floor mezzanine

#### RENT

1701 N. Main - \$4,900 mo (\$7.17 psf)  
1709 N. Main, Unit A - \$2,985 mo (\$10.03 psf)  
1709 N. Main, Unit B - \$1,250 mo (\$7.76 psf)  
1709 N. Main, Unit C - \$2,200 mo (\$5.65 psf)

### PROPERTY HIGHLIGHTS

- Great Road Frontage Visibility | High Traffic Location | Well positioned structure in the Heart of Downtown Great Bend. | Building Insurance and Property Taxes paid by landlord. | Anchored by Goodwill Industries | Move In Ready | Price Recently Reduced | Ample parking with both a paved onsite parking lot and street parking on 3 sides of the city block where the building is located.

**KW COMMERCIAL**  
1635 N. Waterfront Parkway,  
Suite 150  
Wichita, KS 67206

**WILL HARMON, CCIM**  
Director  
O: 316.207.1362  
will@kw.com  
KS #SP00236251

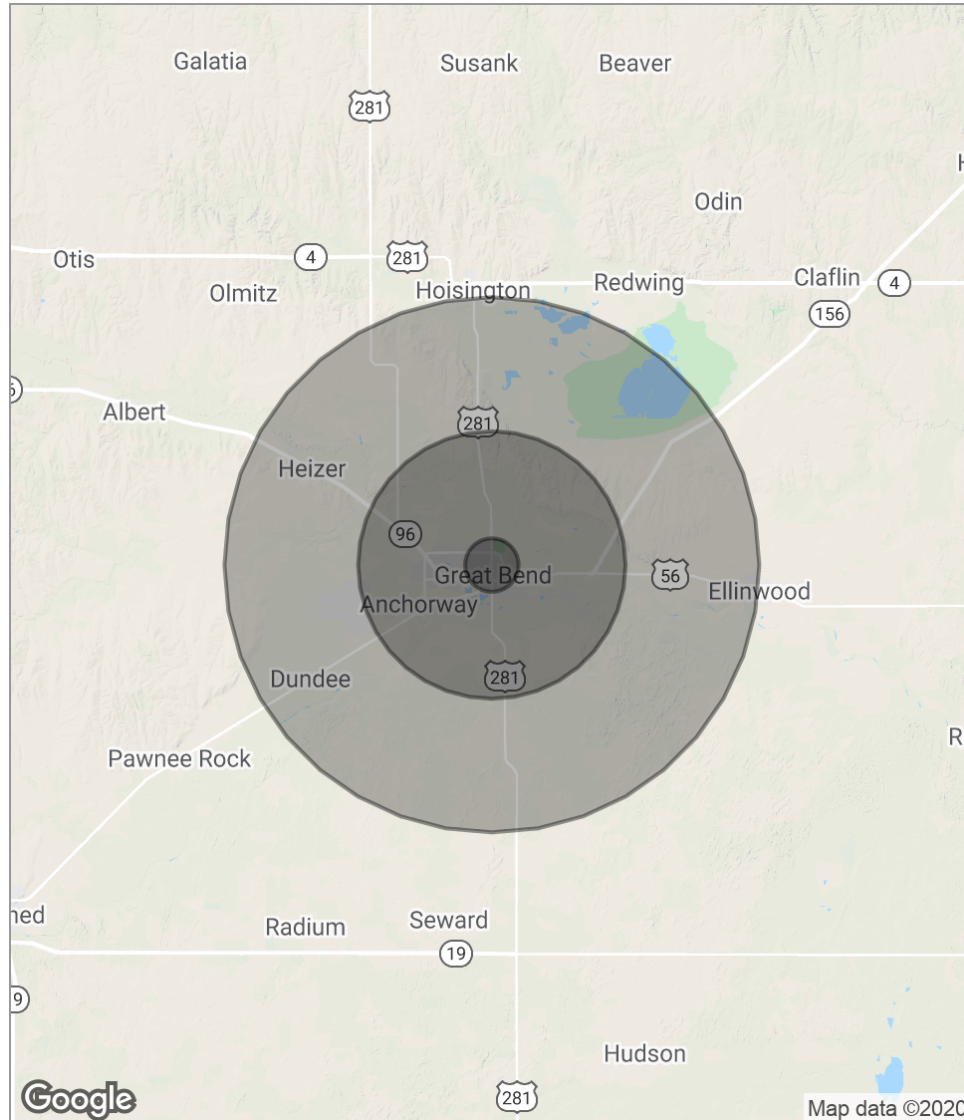
**HENRY LUU**  
Agent  
O: 316.204.8279  
henryluu@kw.com  
KS #00243265

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,796	20,126	26,865
Median Age	42.5	40.6	39.9
Median Age (Male)	38.7	39.2	38.3
Median Age (Female)	44.7	40.8	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,192	8,482	11,112
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$65,072	\$60,291	\$58,610
Average House Value	\$95,624	\$94,933	\$94,808

*\* Demographic data derived from 2010 US Census*

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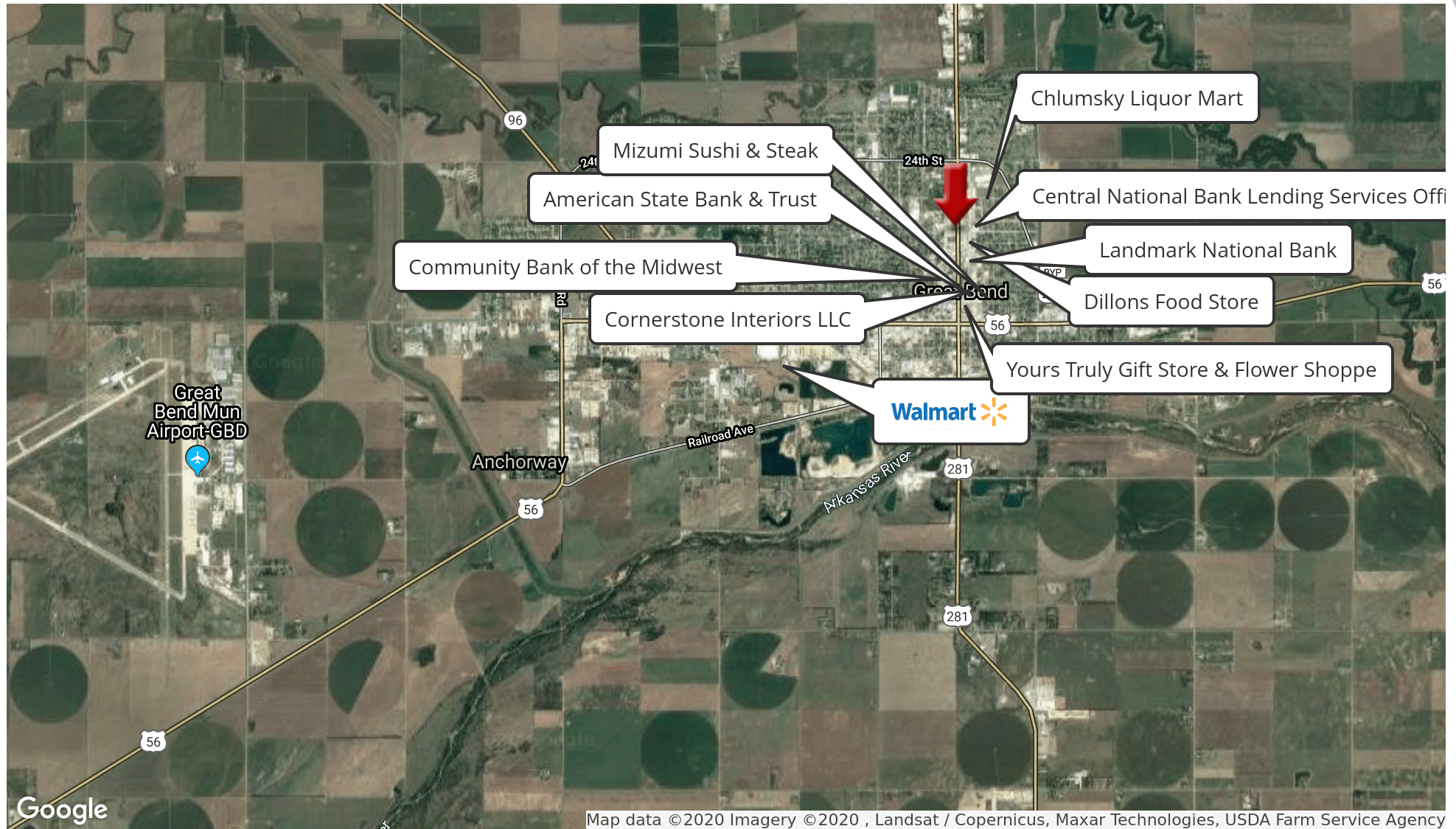
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