

for sale or lease: **RETAIL BUILDING**



PROPERTY: 923 COMMERCIAL STREET, EMPORIA, KS 66801

SALES PRICE:	\$310,000 Cash at closing
LEASE RATE:	\$1,550.00/mo. or \$9.43/sf/yr NNN
CHARGES:	\$258.00/mo. or \$1.75/sf/yr
AVAILABILITY:	Immediately
BUILDING SIZE:	1,972 ^{+/-} sq. ft. per Lyon County Appraiser
LOT SIZE:	19,110 ^{+/-} sq. ft. per Lyon County Appraiser
ZONING:	C-4; Commercial
YEAR BUILT:	1969 per Lyon County
SIGNAGE:	Pole sign available
PARKING:	Ample customer parking



2010 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	13,667	27,046	28,093
MEDIAN HOUSEHOLD INCOME:	\$27,267	\$33,153	\$33,976
NUMBER OF EMPLOYEES:	5,439	16,563	17,860

TENANT PAYS: Tenant is responsible for all operating expenses, including: Real Estate Taxes and Insurance, interior and exterior maintenance, roof and structural maintenance.

BUILDING FEATURES: Standalone retail service building with an office, showroom and storage space. The canopy makes this an easy transition for a future car lot or possibly even a covered dining area or beer garden, etc.

LOCATION FEATURES: Located on the main street (Commercial) just a few blocks south of Emporia State University and a few blocks north of the Emporia City Hall.