

# Emporia, Kansas

## FOR SALE

## PRICE REDUCED



### Golden Corral Restaurant I-35 & Industrial Road (Exit 128) Emporia, Kansas

**Building:** 9,000 SF +/-      **Sale Price:** \$995,000  
**Lot:** 1.2 acres +/-  
**Parking:** 127 spaces

**Nearby Retailers:** Walmart Super Center, Staples,  
Walgreens & Sutherland Lumber & Hardware

**Nearby Restaurants:** McDonalds, Applebees, Taco  
Bell, Starbucks, Village Inn, Braums, Burger King and  
Montana Mikes

**Nearby Hotels/Motels:** Holiday Inn Express, Comfort Inn, Fairfield Inn

**Description:** Next door to Walmart Super Center, easy access from I-35, halfway between  
Kansas City & Wichita, Kansas. This is "The Retail/Restaurant Intersection" in Emporia. Close  
to Emporia High School, Middle School, Flint Hills Technical College & Emporia State  
University.

**Traffic Counts:** 20,900 cars/day on I-35  
21,875 cars/day on Industrial Road

Jim Avallone ~ 631-752-1100 x 224  
445 Broad Hollow Road, Suite 225

 Mellville, NY 11747  
[www.djmrealty.com](http://www.djmrealty.com)

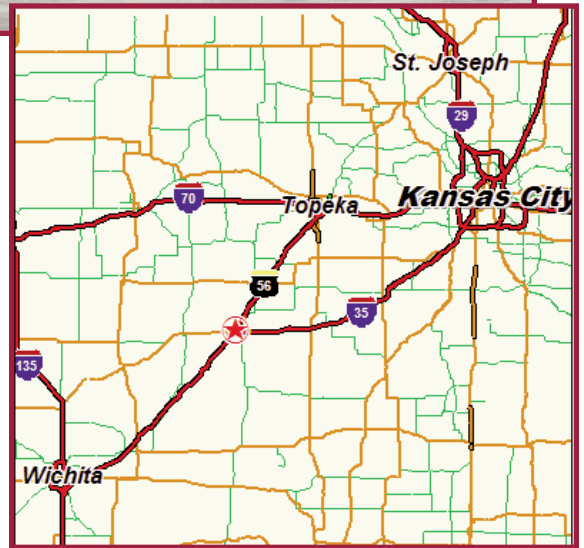
email [javallone@djmrealty.com](mailto:javallone@djmrealty.com)

Carl LaSala ~ 913.362.1000

6310 Lamar Ave., Suite 100  
Overland Park, KS 66202

[www.LaSala-Sonnenberg.com](http://www.LaSala-Sonnenberg.com)

email [Carl@LaSala-Sonnenberg.com](mailto:Carl@LaSala-Sonnenberg.com)



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