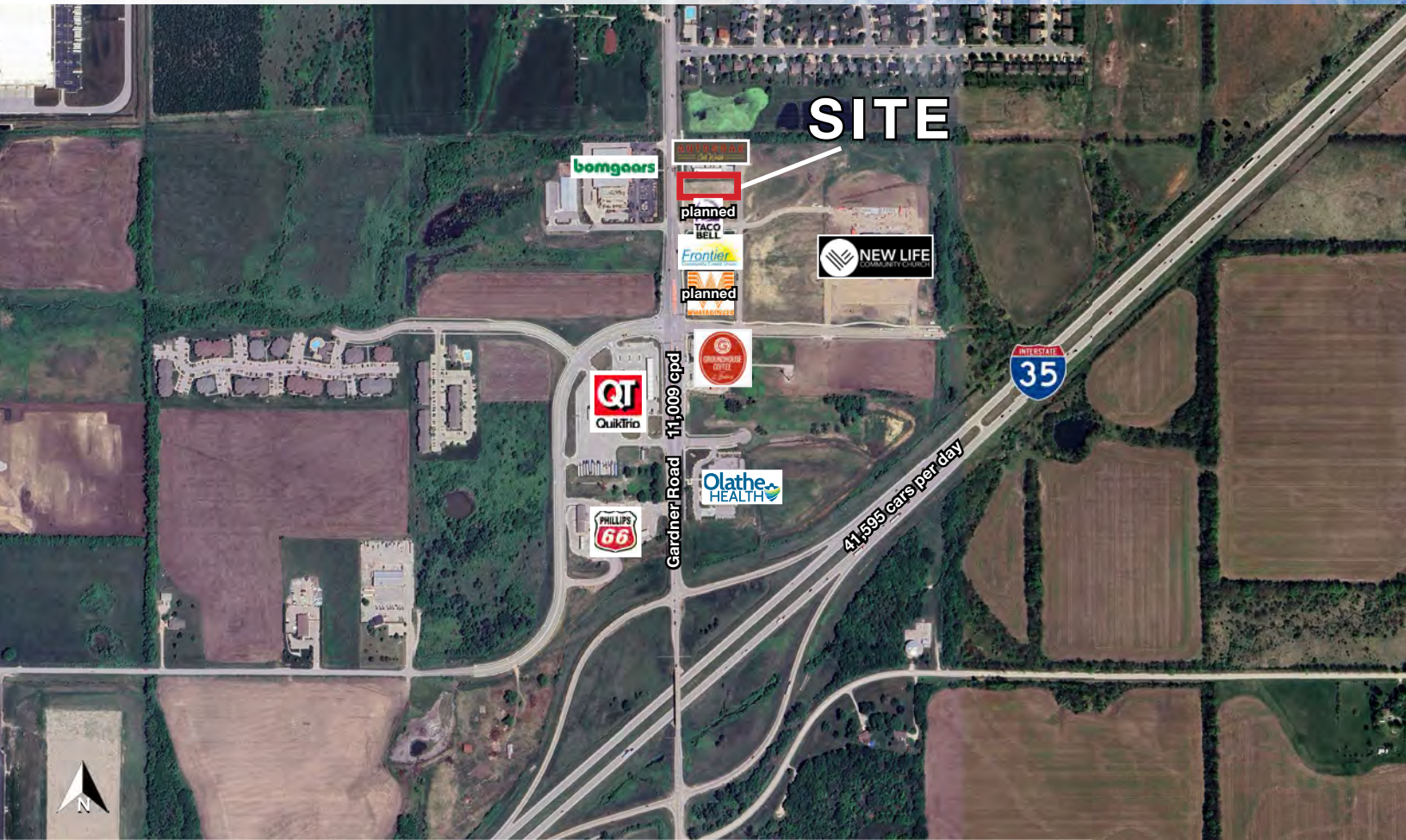


PRIME PAD SITE IN FAST GROWING AREA

187th Terrace & Gardner Road (NEQ) Gardner, Kansas



FOR SALE OR GROUND LEASE | CALL FOR PRICING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,625	22,864	28,702
Avg. Household Income	\$113,488	\$106,427	\$109,457

- 0.6 acre - 26,236 SF +/- pad site
- Pad available with utilities connections to site
- Join neighboring tenants such as Taco Bell, Whataburger, Quik Trip, and Culver's
- One of the fastest growing cities in Kansas
- Excellent opportunity for quick serve drive-thru
- East access I-35 & Gardner Road interchange
- Zoned for commercial use



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

CARSON ST. CLAIR | 816.412.7306 | cstclair@blockandco.com

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com



LOT 3 PLAZA SOUTH
PRELIMINARY FOOTPRINT
~2,024 SF - subject to change

15' BL 25' BL 25' BL 15' BL

S. GARDNER ROAD

VIVIAN STREET

187th TERR

1"=20'

0 10 20

SM Engineering
5507 High Meadow Circle
Manhattan, Kansas, 66503
smcville@gmail.com
785.341.9747

Revisions
2-22-24 CITY COMMENTS

LOT 3 PLAZA
SOUTH
GARDNER, KS

sheet
C4.0
Civil
CONCEPT LL
DATE: 11/15/24
BY: BARRY WOOD

PRIME PAD SITE IN FAST GROWING AREA

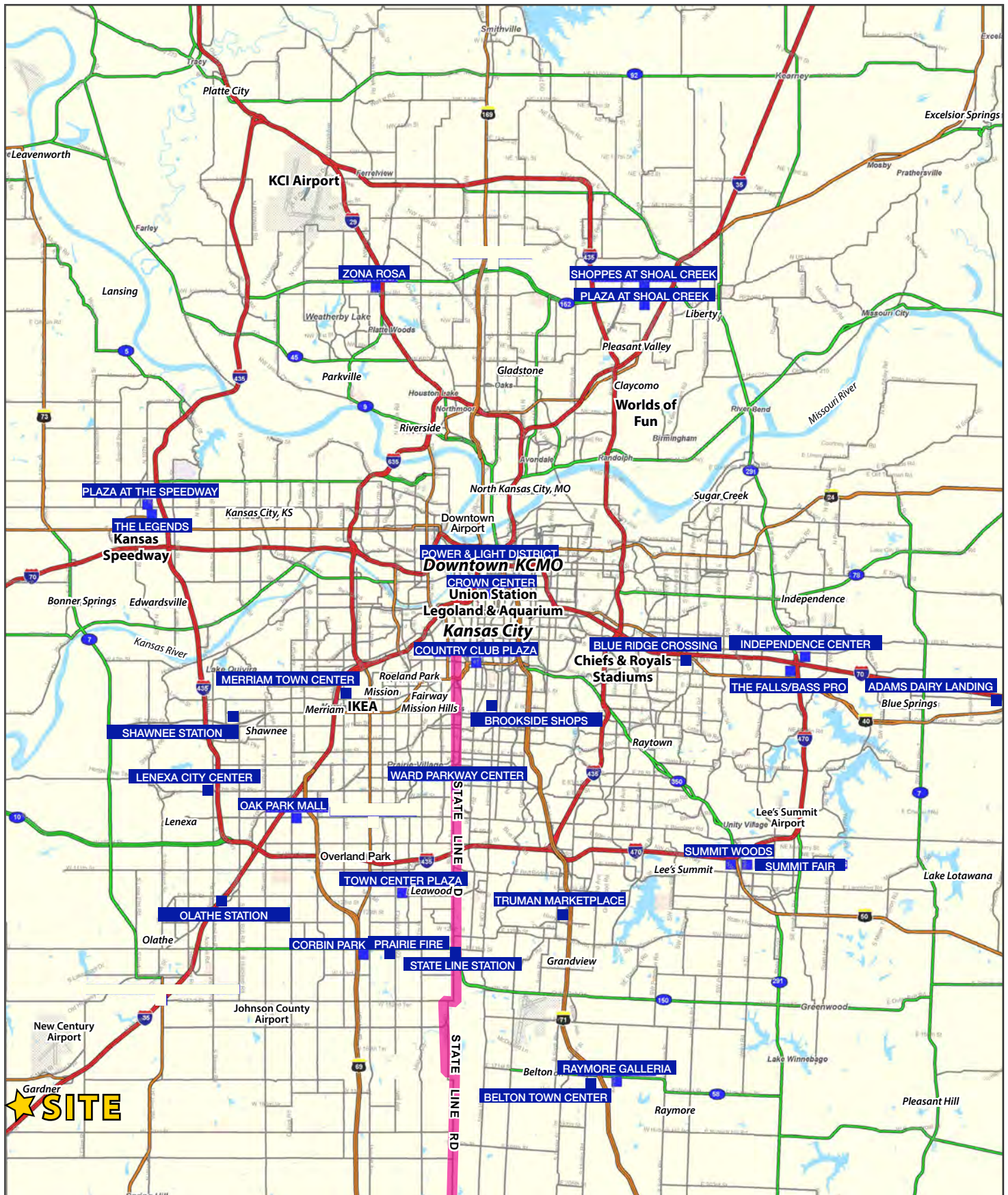
187th Terrace & Gardner Road (NEQ) Gardner, Kansas

AERIAL



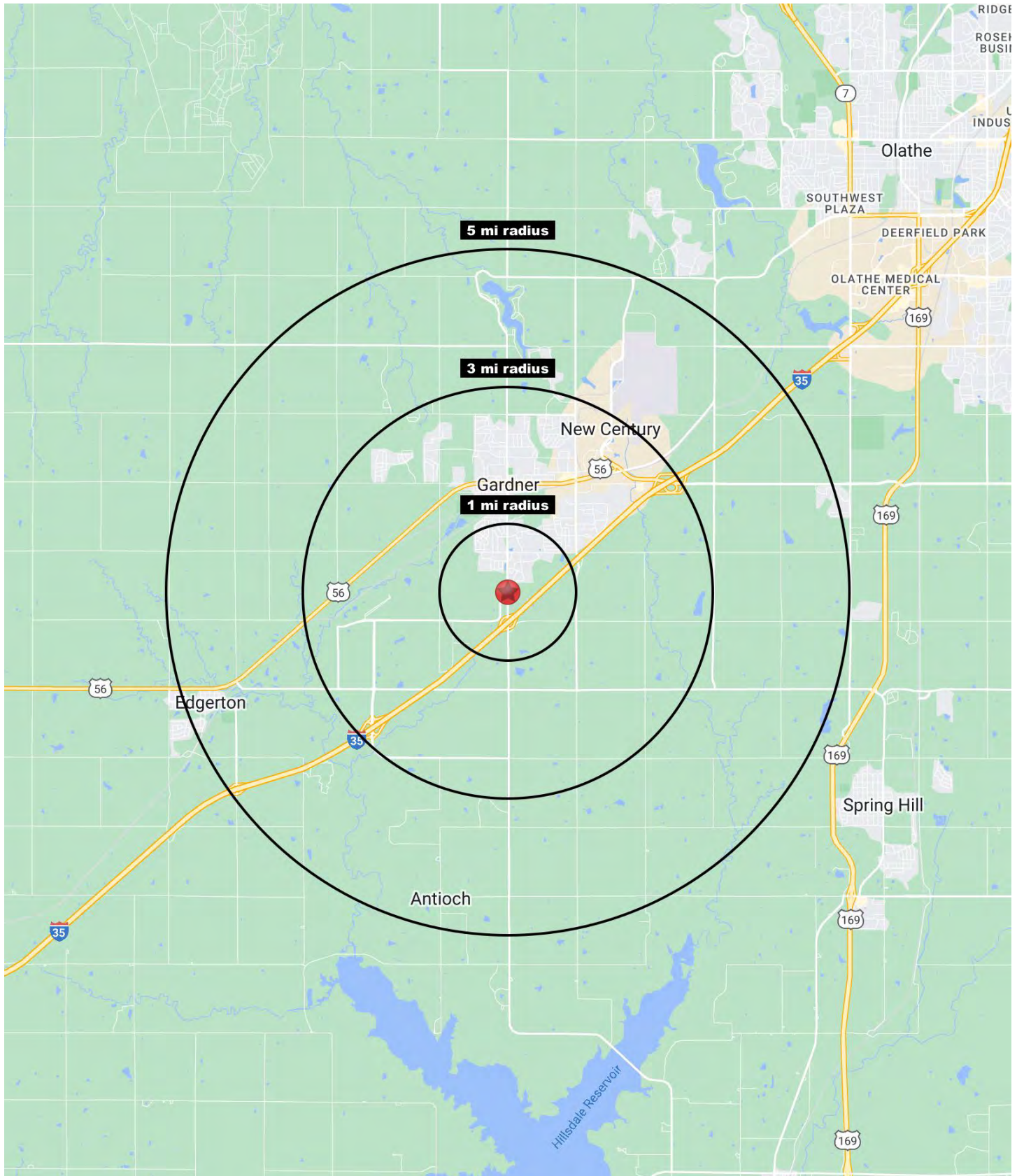
PRIME PAD SITE IN FAST GROWING AREA

187th Terrace & Gardner Road (NEQ) Gardner, Kansas



PRIME PAD SITE IN FAST GROWING AREA

187th Terrace & Gardner Road (NEQ) Gardner, Kansas





PRIME PAD SITE IN FAST GROWING AREA

187th Terrace & Gardner Road (NEQ) Gardner, Kansas

W. 187th Terrace & S. Gardner Road Gardner, KS 66030	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,625	22,864	28,702
2028 Projected Population	5,268	24,873	31,707
2020 Census Population	4,554	22,742	28,378
2010 Census Population	3,436	19,550	24,311
Projected Annual Growth 2023 to 2028	2.8%	1.8%	2.1%
Historical Annual Growth 2010 to 2023	2.7%	1.3%	1.4%
2023 Median Age	33.6	31.5	32.9
Households			
2023 Estimated Households	1,662	8,401	10,347
2028 Projected Households	1,895	9,185	11,513
2020 Census Households	1,553	7,851	9,625
2010 Census Households	1,201	6,711	8,186
Projected Annual Growth 2023 to 2028	2.8%	1.9%	2.3%
Historical Annual Growth 2010 to 2023	3.0%	1.9%	2.0%
Race and Ethnicity			
2023 Estimated White	85.6%	83.1%	82.4%
2023 Estimated Black or African American	4.6%	4.5%	6.4%
2023 Estimated Asian or Pacific Islander	2.2%	2.6%	2.3%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
2023 Estimated Other Races	7.2%	9.5%	8.5%
2023 Estimated Hispanic	6.4%	8.7%	7.9%
Income			
2023 Estimated Average Household Income	\$113,488	\$106,427	\$109,457
2023 Estimated Median Household Income	\$108,515	\$96,455	\$98,153
2023 Estimated Per Capita Income	\$40,781	\$39,184	\$40,013
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.1%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.8%	3.0%
2023 Estimated High School Graduate	19.2%	25.5%	25.8%
2023 Estimated Some College	29.5%	26.4%	24.8%
2023 Estimated Associates Degree Only	13.5%	10.2%	10.1%
2023 Estimated Bachelors Degree Only	27.3%	24.3%	24.3%
2023 Estimated Graduate Degree	8.2%	9.7%	10.3%
Business			
2023 Estimated Total Businesses	50	442	566
2023 Estimated Total Employees	889	5,436	7,241
2023 Estimated Employee Population per Business	17.8	12.3	12.8
2023 Estimated Residential Population per Business	92.7	51.8	50.7

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