



RETAIL/OFFICE BUILDING FOR SALE

427 W. 6th Avenue, Garnett, Kansas



SALE PRICE: \$390,000 | 2,400 SF BUILDING ON 0.26 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,977	3,719	4,123
Avg. Household Income	\$65,605	\$69,800	\$72,680

- Great visibility on the corner of 59 Highway & Business 169 Highway
- Across the street from Anderson County Hospital
- Two restrooms and laundry area
- Right in the center of town
- Surrounded by roof tops
- Two entrances for easy access
- 30' x 80' retail or office building
- Built in 2017
- Lots of foot traffic
- Open clear span construction



CLICK HERE TO VIEW MORE
LISTING INFORMATION

[For More Information Contact:](#)

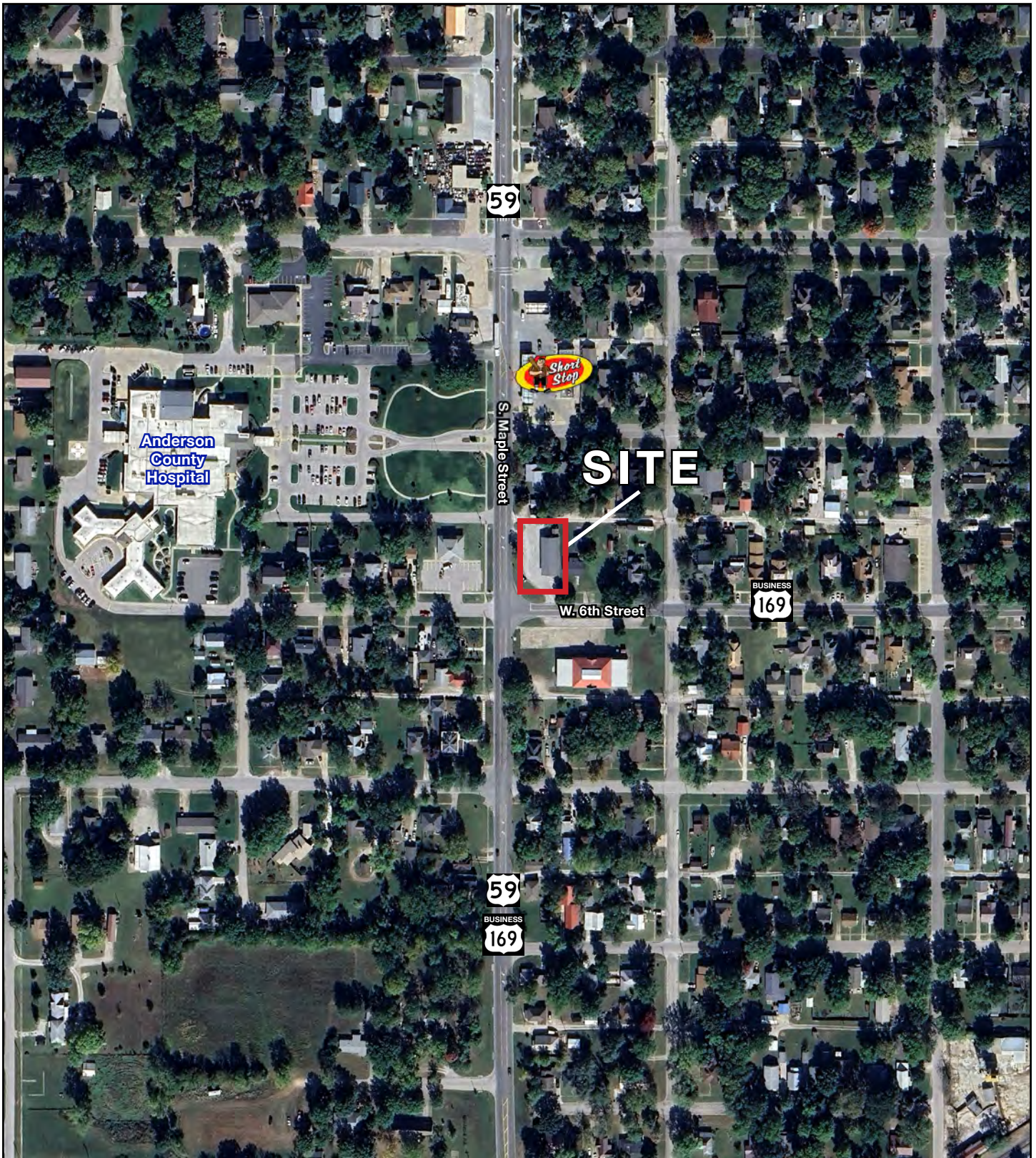
GREG ROBERTS | 816.412.7384 | groberts@blockandco.com

Exclusive Agents

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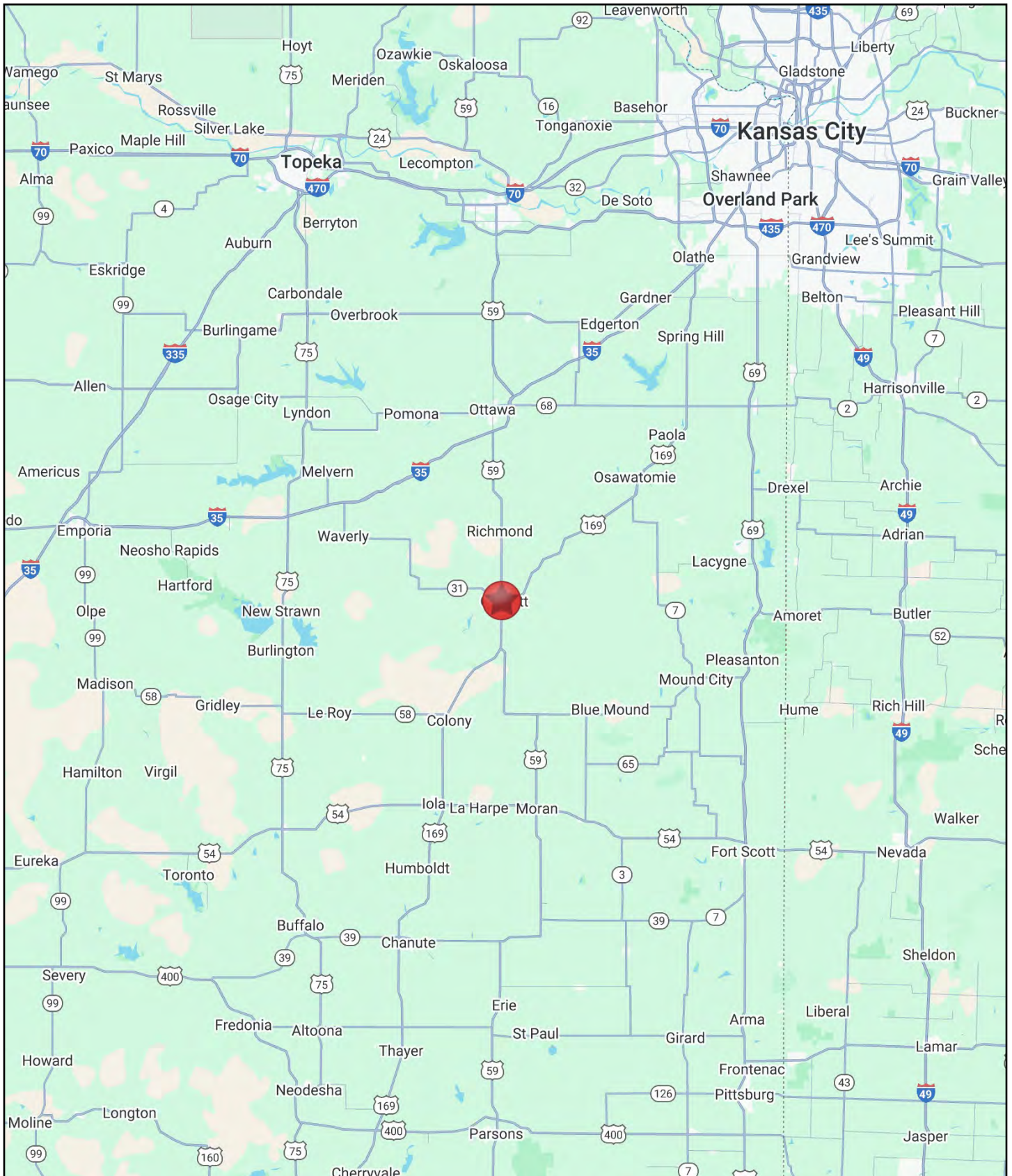
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AERIAL



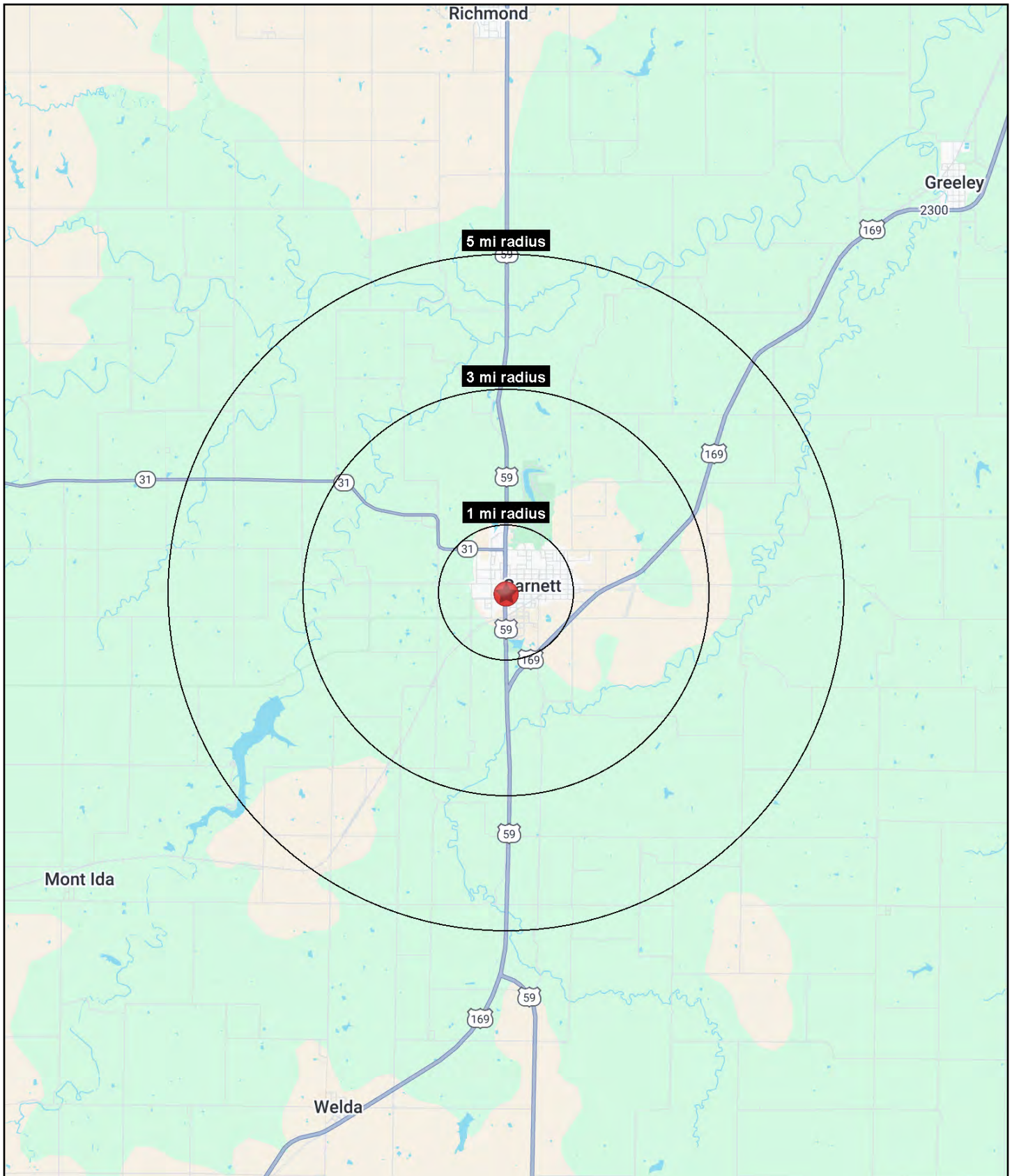
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427 W. 6th Avenue Garnett, KS 66032	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	2,977	3,719	4,123
2029 Projected Population	3,077	3,840	4,250
2020 Census Population	2,938	3,686	4,160
2010 Census Population	3,085	3,844	4,320
Projected Annual Growth 2024 to 2029	0.7%	0.7%	0.6%
Historical Annual Growth 2010 to 2024	-0.3%	-0.2%	-0.3%
2024 Median Age	37.3	37.9	38.2
Households			
2024 Estimated Households	1,224	1,523	1,680
2029 Projected Households	1,223	1,522	1,680
2020 Census Households	1,218	1,523	1,708
2010 Census Households	1,270	1,579	1,768
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-0.3%	-0.3%	-0.4%
Race and Ethnicity			
2024 Estimated White	92.5%	92.9%	93.2%
2024 Estimated Black or African American	1.2%	1.1%	1.0%
2024 Estimated Asian or Pacific Islander	0.9%	0.9%	0.8%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2024 Estimated Other Races	4.9%	4.6%	4.4%
2024 Estimated Hispanic	3.9%	3.8%	3.6%
Income			
2024 Estimated Average Household Income	\$65,605	\$69,800	\$72,680
2024 Estimated Median Household Income	\$51,349	\$54,027	\$56,660
2024 Estimated Per Capita Income	\$27,323	\$28,906	\$29,906
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.3%	5.8%	6.6%
2024 Estimated Some High School (Grade Level 9 to 11)	5.1%	4.8%	4.8%
2024 Estimated High School Graduate	40.8%	39.0%	38.4%
2024 Estimated Some College	26.6%	25.8%	25.0%
2024 Estimated Associates Degree Only	7.9%	8.6%	8.8%
2024 Estimated Bachelors Degree Only	6.0%	7.0%	7.8%
2024 Estimated Graduate Degree	9.4%	8.9%	8.7%
Business			
2024 Estimated Total Businesses	162	181	187
2024 Estimated Total Employees	1,418	1,561	1,600
2024 Estimated Employee Population per Business	8.8	8.6	8.5
2024 Estimated Residential Population per Business	18.4	20.5	22.0

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