



TRIPLE NET INVESTMENT PROPERTY

Freestanding Marshalls Department Store

2905 N. Broadway Avenue, Pittsburg, Kansas

**FOR
SALE**



FIRST TIME ON THE MARKET | 6.75% CAP RATE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,125	18,679	26,891
Avg. Household Income	\$70,190	\$67,894	\$71,251

- 25,499 square foot freestanding building
- Superb condition - inside and out
- Excellent access, visibility and signage from US 69 Highway
- Below market rent
- In the heart of the primary Pittsburg retail corridor
- Immediately to the south of the 137,000 sq ft Home Depot and across the street from Walmart Supercenter
- Minutes from Pittsburg State University



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

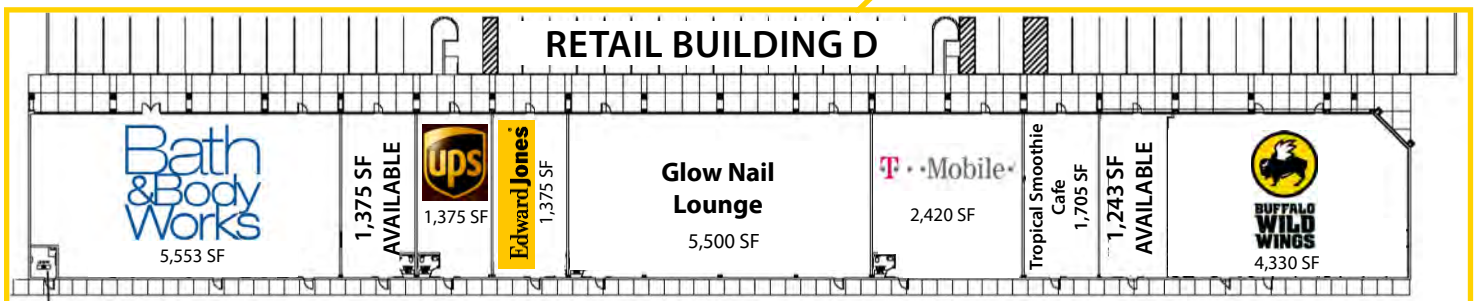
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

AERIAL



SITE PLAN



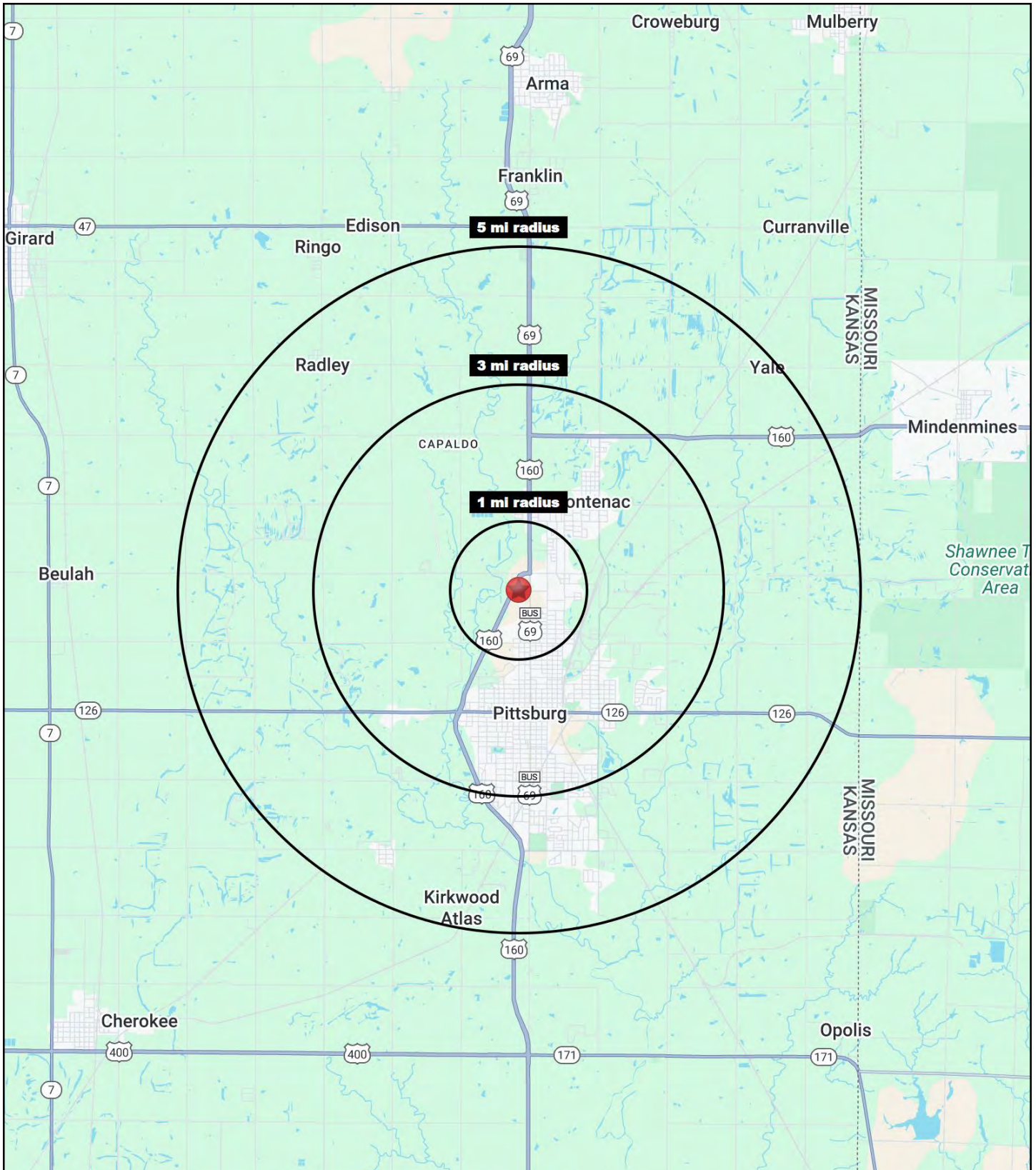


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2905 N. Broadway Street Pittsburg, KS 66762	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,125	18,679	26,891
2029 Projected Population	2,903	17,359	24,923
2020 Census Population	3,380	18,790	27,058
2010 Census Population	3,314	18,799	26,680
Projected Annual Growth 2024 to 2029	-1.4%	-1.4%	-1.5%
Historical Annual Growth 2010 to 2024	-0.4%	-	-
2024 Median Age	34.8	32.4	31.4
Households			
2024 Estimated Households	1,318	7,606	10,861
2029 Projected Households	1,275	7,368	10,461
2020 Census Households	1,355	7,576	10,794
2010 Census Households	1,356	7,671	10,708
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2024	-0.2%	-	0.1%
Race and Ethnicity			
2024 Estimated White	81.7%	83.6%	84.4%
2024 Estimated Black or African American	3.1%	3.0%	2.9%
2024 Estimated Asian or Pacific Islander	2.4%	2.0%	2.5%
2024 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2024 Estimated Other Races	12.3%	10.7%	9.5%
2024 Estimated Hispanic	10.5%	9.4%	8.3%
Income			
2024 Estimated Average Household Income	\$70,190	\$67,894	\$71,251
2024 Estimated Median Household Income	\$37,756	\$47,636	\$50,938
2024 Estimated Per Capita Income	\$29,806	\$27,858	\$29,153
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.3%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.2%	2.8%
2024 Estimated High School Graduate	39.3%	30.5%	28.2%
2024 Estimated Some College	22.5%	23.2%	22.7%
2024 Estimated Associates Degree Only	11.7%	9.1%	9.2%
2024 Estimated Bachelors Degree Only	17.5%	20.8%	22.1%
2024 Estimated Graduate Degree	4.1%	10.9%	12.9%
Business			
2024 Estimated Total Businesses	124	770	995
2024 Estimated Total Employees	1,231	8,438	11,759
2024 Estimated Employee Population per Business	9.9	11.0	11.8
2024 Estimated Residential Population per Business	25.1	24.3	27.0

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