



PITTSBURG TOWN CENTER

Existing Retail & Proposed Jr. Box For Lease | Pad Site For Sale
US 69 Highway & US 69 By-Pass (SWC), Pittsburg, KS




EXISTING RETAIL SPACE & PROPOSED JUNIOR BOX BUILDING FOR LEASE | PAD SITE FOR SALE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,384	19,378	27,552
Avg. Household Income	\$86,129	\$77,911	\$74,811

- Located in the heart of Pittsburg’s primary retail corridor next to Home Depot and across from Walmart and many others
- 1,243 - 5,553 SF of existing retail space - FOR LEASE
- Join new Buffalo Wild Wings, Home Depot, Chili’s, Shoe Dept., UPS, Tmobile and others
- One Pad available immediately: Lot 6B:15,154 SF (.35 acres) - FOR SALE
- Proposed Junior Box Building 10,000 SF - FOR LEASE
- Home of Pittsburg State University
- Outstanding signage, access, and visibility from US 69 Highway

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

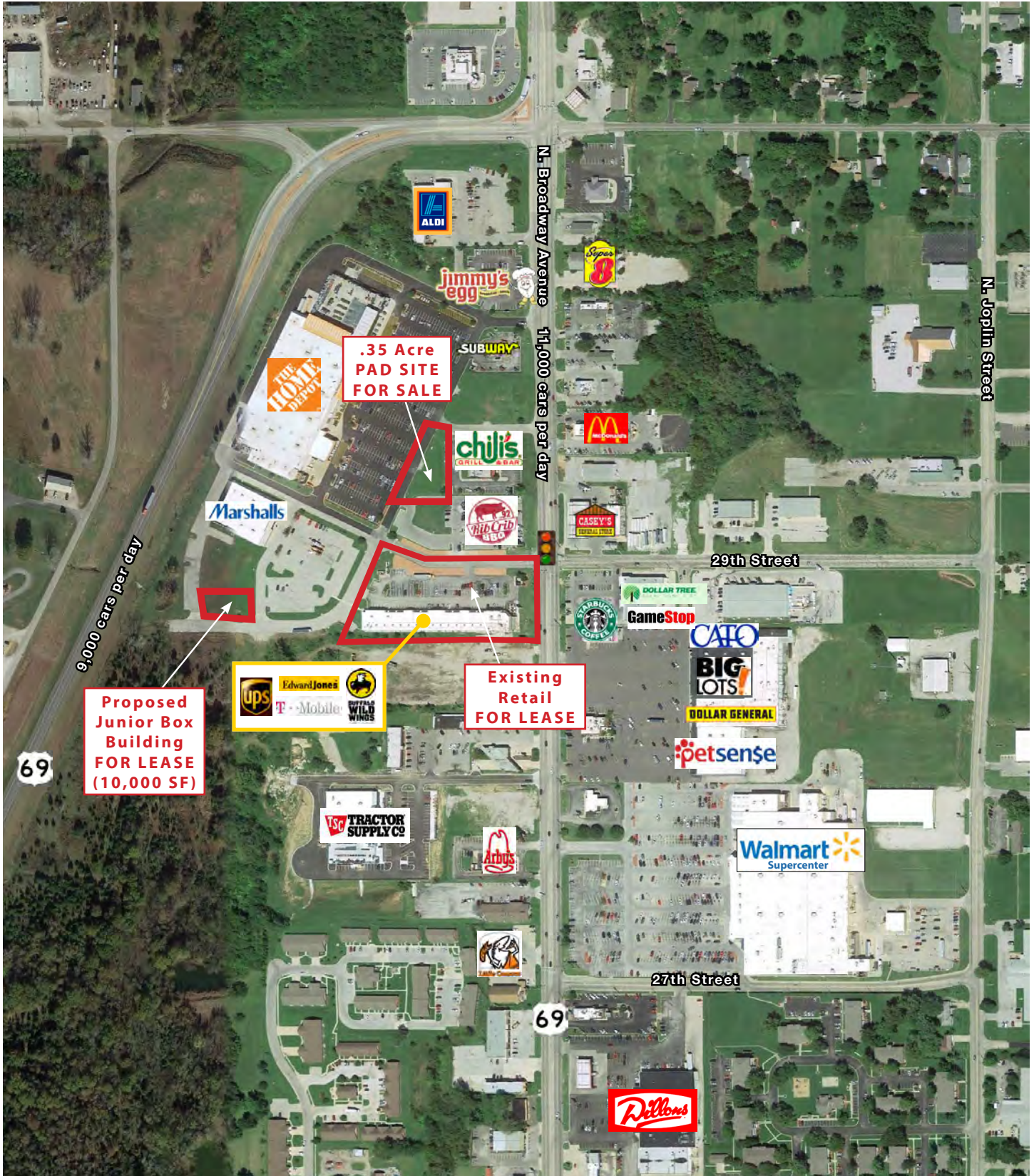
For More Information Contact: *Exclusive Agents*
PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com
ALEX BLOCK | 816.412.7373 | ablock@blockandco.com
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AERIAL





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SITE PLAN

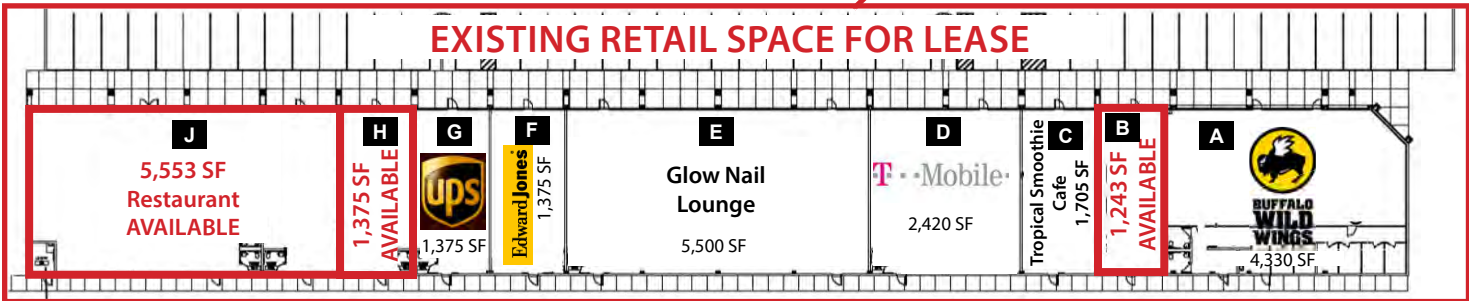
#	Name	SF	Address
A	Buffalo Wild Wings	4,330 SF	101 W. 29th Street, Ste. A
B	AVAILABLE	1,243 SF	101 W. 29th Street, Ste. B
C	Tropical Smoothie	1,705 SF	101 W. 29th Street, Ste. C
D	Tmobile	2,420 SF	101 W. 29th Street, Ste. D
E	Glow Nail Lounge	5,500 SF	101 W. 29th Street, Ste. E
F	Edward Jones	1,375 SF	101 W. 29th Street, Ste. F
G	UPS Store	1,375 SF	101 W. 29th Street, Ste. G
H	AVAILABLE	1,375 SF	101 W. 29th Street, Ste. H
J	AVAILABLE	5,553 SF	101 W. 29th Street, Ste. J

K	PAD SITE FOR SALE	.35 acres	TBD
L	JR. BOX FOR LEASE	10,000 SF	TBD



Proposed Junior Box Building FOR LEASE (10,000 SF)

.35 Acre PAD SITE FOR SALE



EXISTING RETAIL SPACE FOR LEASE

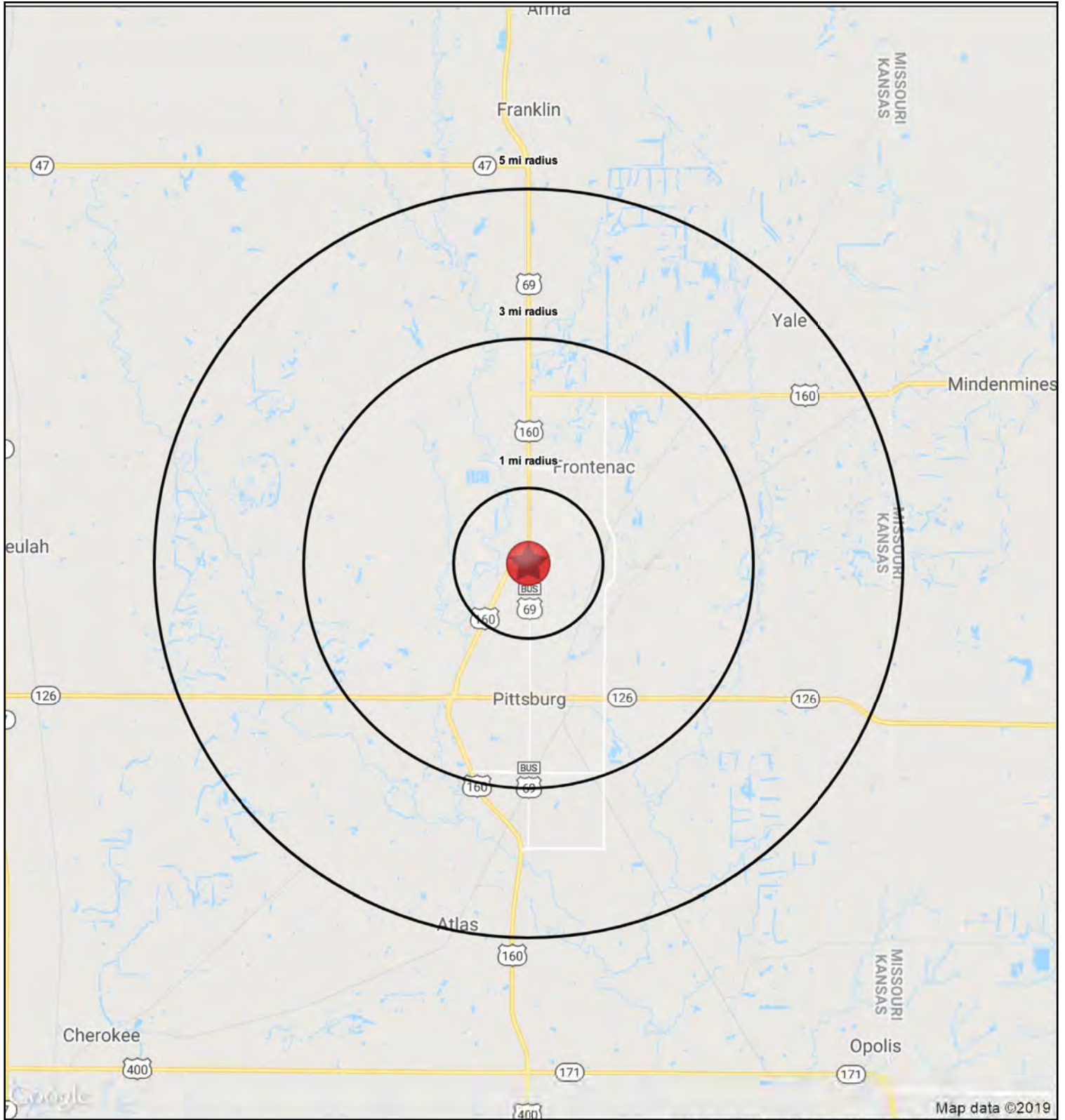
J 5,553 SF Restaurant AVAILABLE	H 1,375 SF AVAILABLE	G ups 1,375 SF	F Edward Jones 1,375 SF	E Glow Nail Lounge 5,500 SF	D T-Mobile 2,420 SF	C Tropical Smoothie Cafe 1,705 SF	B 1,243 SF AVAILABLE	A BUFFALO WILD WINGS 4,330 SF
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101 W 29th St Pittsburg, KS 66762	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	3,384	19,378	27,552
2028 Projected Population	3,407	19,545	28,349
2020 Census Population	3,733	19,141	27,053
2010 Census Population	3,660	19,201	26,668
Projected Annual Growth 2023 to 2028	0.1%	0.2%	0.6%
Historical Annual Growth 2010 to 2023	-0.6%	-	0.3%
2023 Median Age	32.4	31.1	30.9
Households			
2023 Estimated Households	1,353	7,424	10,757
2028 Projected Households	1,339	7,363	10,900
2020 Census Households	1,490	7,638	10,791
2010 Census Households	1,492	7,744	10,702
Projected Annual Growth 2023 to 2028	-0.2%	-0.2%	0.3%
Historical Annual Growth 2010 to 2023	-0.7%	-0.3%	-
Race and Ethnicity			
2023 Estimated White	81.8%	82.2%	81.6%
2023 Estimated Black or African American	3.3%	2.7%	2.6%
2023 Estimated Asian or Pacific Islander	1.9%	4.3%	5.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2023 Estimated Other Races	12.3%	10.2%	9.3%
2023 Estimated Hispanic	11.0%	8.9%	8.0%
Income			
2023 Estimated Average Household Income	\$86,129	\$77,911	\$74,811
2023 Estimated Median Household Income	\$35,159	\$46,236	\$48,916
2023 Estimated Per Capita Income	\$34,614	\$30,089	\$29,536
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.1%	3.5%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	3.6%	4.1%	3.4%
2023 Estimated High School Graduate	36.0%	29.7%	27.7%
2023 Estimated Some College	19.3%	23.3%	23.0%
2023 Estimated Associates Degree Only	12.8%	7.6%	8.1%
2023 Estimated Bachelors Degree Only	17.5%	20.4%	21.7%
2023 Estimated Graduate Degree	4.6%	11.3%	12.8%
Business			
2023 Estimated Total Businesses	127	780	983
2023 Estimated Total Employees	1,266	8,550	11,652
2023 Estimated Employee Population per Business	10.0	11.0	11.8
2023 Estimated Residential Population per Business	26.6	24.8	28.0



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PITTSBURG, KANSAS

ABOUT PITTSBURG, KANSAS

Pittsburg is a town in Crawford County in the Ozark region of Southeast Kansas, 27 miles south of Fort Scott, Kansas, 96 miles west of Springfield, Missouri and 137 miles northeast of Tulsa, Oklahoma. It is the most populous city both in Crawford County and in Southeast Kansas. The population was 19,243 at the 2000 census.

Pittsburg was founded on May 20, 1876, named after and in honor of the city of Pittsburgh, Pennsylvania. Franklin Playter is credited with being the city's founder, establishing a government from its earlier incarnation as a coal mining camp in the late 1870s.

Pittsburg is the home to Pittsburg State University and to two high schools, Pittsburg High School (United School District 250) and St. Mary's-Colgan High School.

HERITAGE

The city has a rich cultural heritage from many European mine workers who settled in and around Pittsburg. There is a grocery store operating under an Italian name (Pullucca's) in the nearby town of Frontenac. The city was founded in 1876 and incorporated in 1880. It is situated in the center of productive coal fields.

An annual celebration unique to Pittsburg is Little Balkans Days, which is a celebration of the community's European ethnic heritage featuring games, entertainment, a parade, competitions and arts and crafts. Little Balkans Days is held in conjunction with the Labor Day holiday.

The city is the birthplace and childhood home of broadcast journalism pioneer Paul White, legendary news director for CBS in the 1930s and 1940s.

DEMOGRAPHICS

As of the census of 2010, there were 20,233 people, 8,142 households, and 4,087 families residing in the city. The population density was 1,580.7 inhabitants per square mile (610.3/km²). There were 9,210 housing units at an average density of 719.5 per square mile (277.8/km²). The racial makeup of the city was 87.1% White, 3.3% African American, 0.9% Native American, 2.0% Asian, 0.3% Pacific Islander, 3.0% from other races, and 3.4% from two or more races. Hispanic or Latino of any race were 6.7% of the population.

WHY PITTSBURG?

The City of Pittsburg maintains an excellent industrial business climate through an aggressive economic program. Pittsburg was founded around coal mining and manufacturing, and these beginnings have grown into a highly diversified industrial base. Pittsburg is the home of Superior Industries International, Inc.; Watco Companies, Inc.; Names & Numbers; Miller's Professional Imaging; National Mills; Pitsco; National Pizza Company and many others.

The Business and Technology Institute of Pittsburg State University is an umbrella organization providing managerial, financial and technical assistance to all businesses and industries. Pittsburg State University, the Kansas Technology Enterprise Corporation and the City of Pittsburg recently formed the Alliance for Technology Commercialization to work with high-tech entrepreneurs starting a business. This alliance will also have seed capital available to invest in these new companies.

With more than 3,500 industrial workers, the area's 41 manufacturing companies make durable and soft goods such as plastic bags and wrappers, aluminum automobile wheels, business forms, sportswear, machine shop products, screen printing equipment, animal and pet foods, as well as plastic and clay pipe, custom photography enhancement and food products, to name just a few.