



# MULTI TENANT OWNER/USER INVESTMENT

306 N. Broadway Street, Pittsburg, Kansas



## SALE PRICE: \$843,750 | 7,828 SF BUILDING ON 1.37 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,958	24,113	27,336
Avg. Household Income	\$54,434	\$67,104	\$69,843

- **Showing by appointment only - Do not disturb current operation**
- Excellent Value Add Opportunity with below market rents
- Ample Parking for Employees and Clients
- Home of Pittsburg State University
- Well maintained building at the main intersection of Downtown Pittsburg
- 5,147 sqft Former Bank Space Vacant, 2,681 sqft of leasable office space
- Three in place tenants at the time of sale

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

For More Information Contact: *Exclusive Agent*  
**DANIEL BROCATO | 816.412.7303 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)**

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PHOTOS



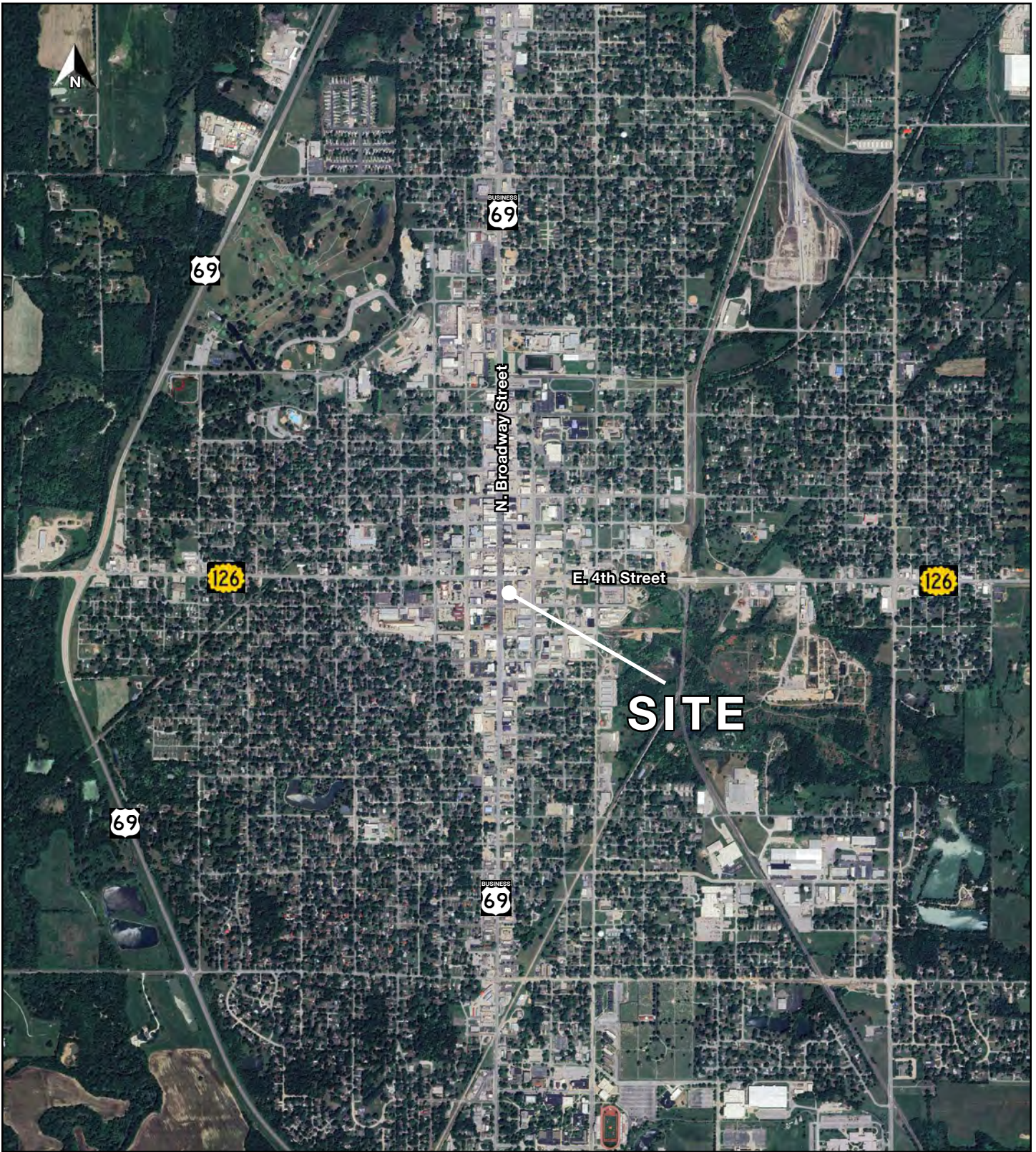


**AERIAL**





AERIAL

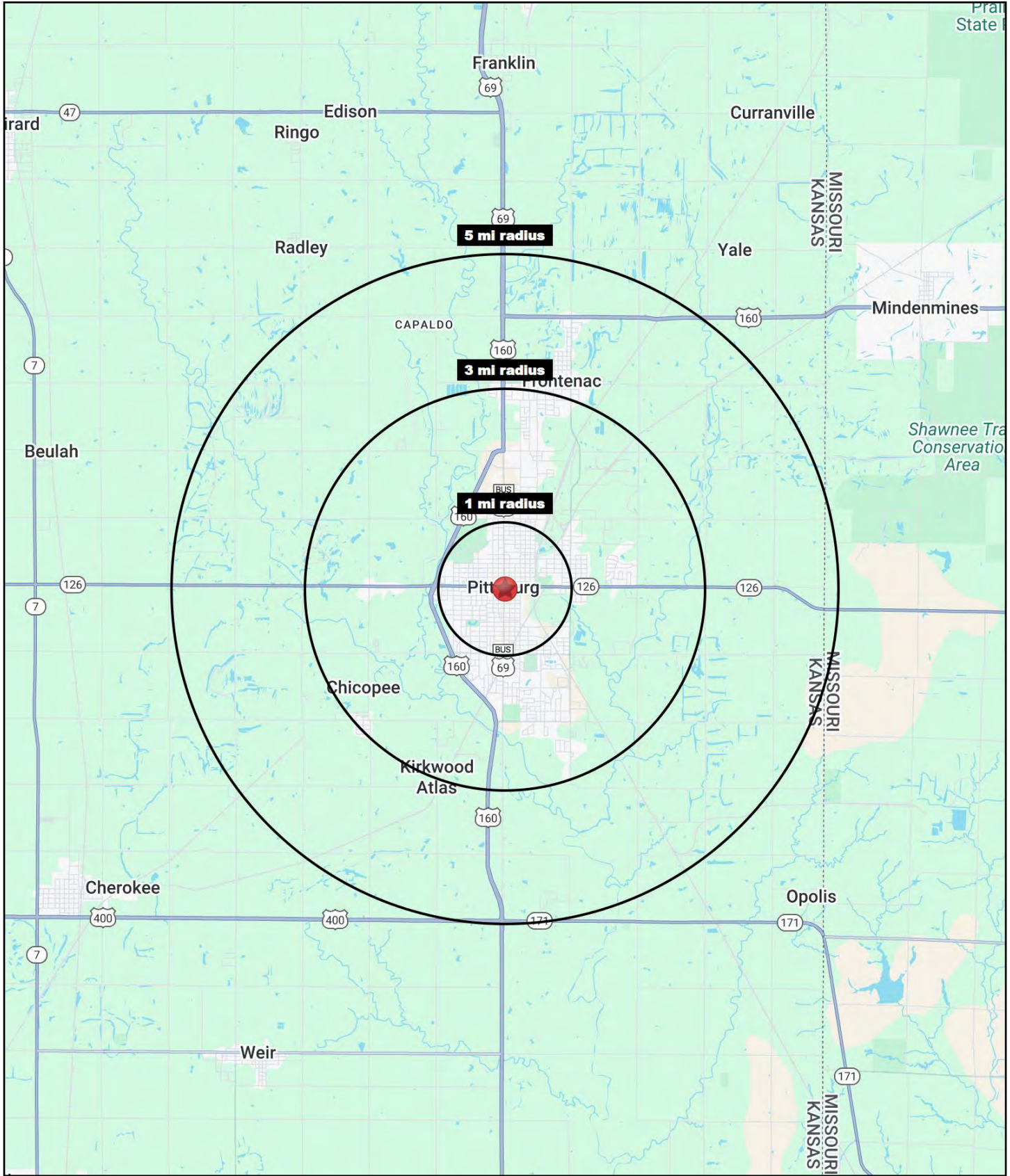






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## 306 N. Broadway Street, Pittsburg, Kansas

306 N. Broadway Street Pittsburg, KS 66762	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	7,958	24,113	27,336
2029 Projected Population	7,319	22,199	25,189
2020 Census Population	7,770	24,232	27,414
2010 Census Population	7,822	23,823	26,998
Projected Annual Growth 2024 to 2029	-1.6%	-1.6%	-1.6%
Historical Annual Growth 2010 to 2024	0.1%	-	-
2024 Median Age	29.2	30.2	31.2
<b>Households</b>			
2024 Estimated Households	3,310	9,690	10,982
2029 Projected Households	3,136	9,144	10,373
2020 Census Households	3,234	9,684	10,955
2010 Census Households	3,296	9,574	10,850
Projected Annual Growth 2024 to 2029	-1.0%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2024	-	-	-
<b>Race and Ethnicity</b>			
2024 Estimated White	79.2%	82.5%	83.5%
2024 Estimated Black or African American	3.8%	3.3%	3.0%
2024 Estimated Asian or Pacific Islander	1.6%	2.6%	2.5%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2024 Estimated Other Races	14.5%	10.9%	10.3%
2024 Estimated Hispanic	13.4%	9.6%	9.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$54,434	\$67,104	\$69,843
2024 Estimated Median Household Income	\$41,118	\$49,643	\$52,623
2024 Estimated Per Capita Income	\$22,691	\$27,375	\$28,441
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.5%	2.3%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.5%	3.4%
2024 Estimated High School Graduate	32.0%	28.3%	27.6%
2024 Estimated Some College	22.4%	21.7%	22.0%
2024 Estimated Associates Degree Only	8.6%	9.3%	9.3%
2024 Estimated Bachelors Degree Only	18.1%	22.3%	22.7%
2024 Estimated Graduate Degree	11.4%	12.6%	12.9%
<b>Business</b>			
2024 Estimated Total Businesses	423	892	1,003
2024 Estimated Total Employees	4,027	10,996	11,882
2024 Estimated Employee Population per Business	9.5	12.3	11.8
2024 Estimated Residential Population per Business	18.8	27.0	27.3

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