GAS STATION INVESTMENT

2702 US 56 Highway, Canton, Kansas

SALE PRICE: $700,000 | 1,353 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	716	914	1,296
Avg. Household Income	$80,831	$83,845	$89,525

- New pumps and tanks installed in 2026
- High traffic count on main thoroughfare to town
- Unbranded - No fuel contract
- Located just 15 minutes east of McPherson, Kansas

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agents*

GREG ROBERTS | 816.412.7384 | groberts@blockandco.com

CAMREN SINCLAIR | 816.412.7352 | csinclair@blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

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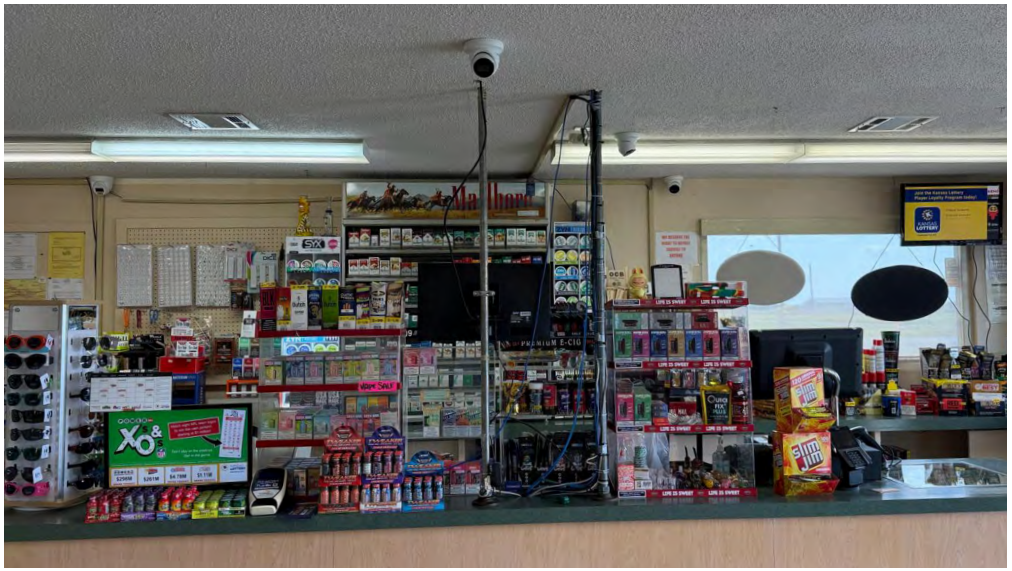
PHOTOS



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DRONE PHOTOS

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AERIAL

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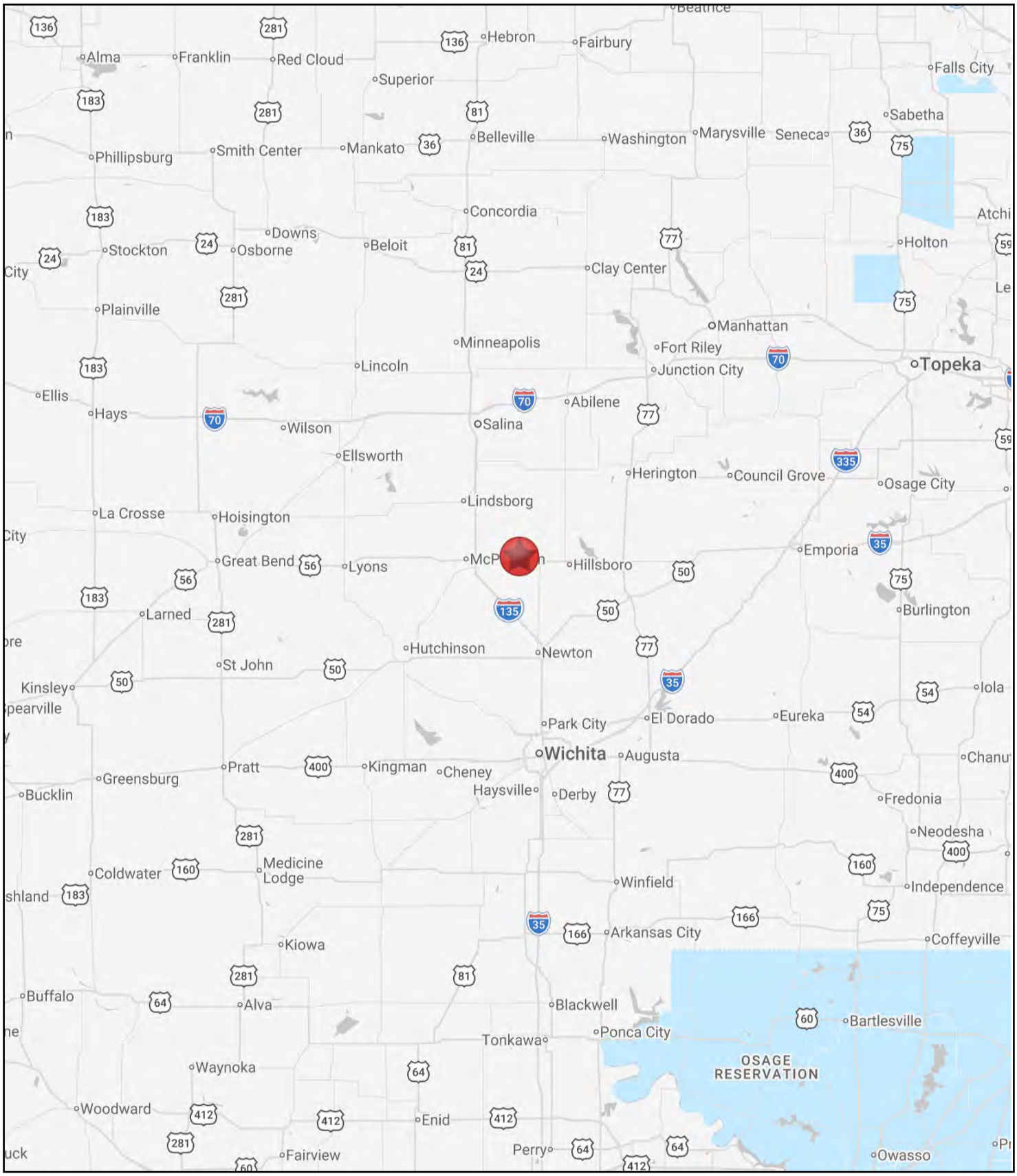

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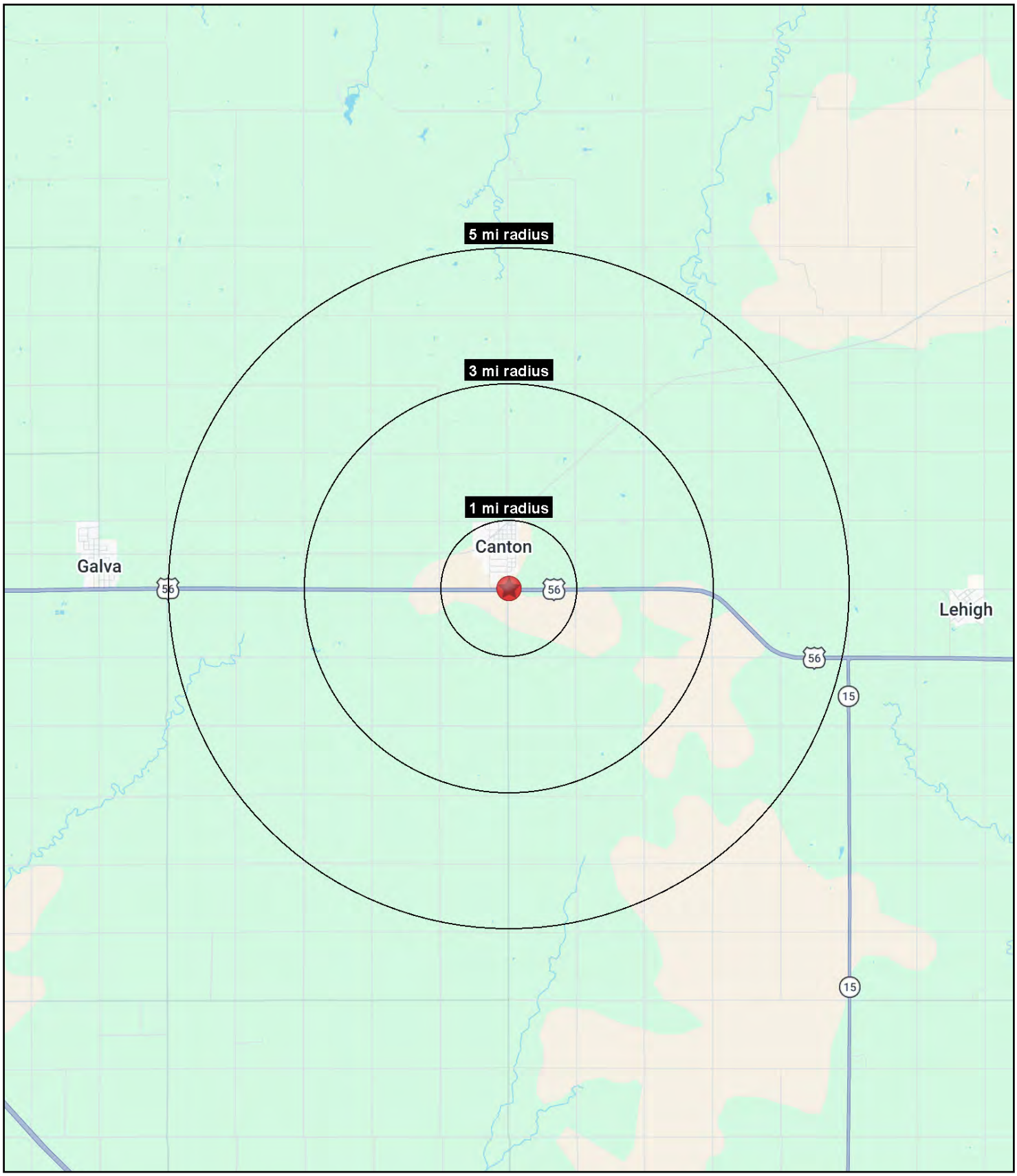

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2702 US 56 Highway Canton, KS 67428	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	716	914	1,296
2030 Projected Population	723	922	1,303
2020 Census Population	692	908	1,239
2010 Census Population	754	979	1,313
Projected Annual Growth 2025 to 2030	0.2%	0.2%	-
Historical Annual Growth 2010 to 2025	-0.3%	-0.4%	-
2025 Median Age	38.7	38.7	38.9
Households			
2025 Estimated Households	289	367	512
2030 Projected Households	292	371	516
2020 Census Households	282	365	489
2010 Census Households	300	385	509
Projected Annual Growth 2025 to 2030	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	-0.2%	-0.3%	-
Race and Ethnicity			
2025 Estimated White	95.7%	95.6%	95.4%
2025 Estimated Black or African American	2.2%	1.9%	1.6%
2025 Estimated Asian or Pacific Islander	0.1%	0.2%	0.4%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2025 Estimated Other Races	1.9%	2.1%	2.5%
2025 Estimated Hispanic	1.9%	2.0%	2.2%
Income			
2025 Estimated Average Household Income	$80,831	$83,845	$89,525
2025 Estimated Median Household Income	$65,832	$68,598	$73,142
2025 Estimated Per Capita Income	$32,620	$33,632	$35,326
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.8%	5.6%
2025 Estimated Some High School (Grade Level 9 to 11)	5.9%	6.1%	6.0%
2025 Estimated High School Graduate	39.5%	37.1%	33.3%
2025 Estimated Some College	24.5%	23.7%	22.1%
2025 Estimated Associates Degree Only	14.6%	13.9%	13.0%
2025 Estimated Bachelors Degree Only	11.4%	12.9%	15.6%
2025 Estimated Graduate Degree	3.1%	3.5%	4.4%
Business			
2025 Estimated Total Businesses	15	18	23
2025 Estimated Total Employees	124	142	163
2025 Estimated Employee Population per Business	8.3	7.8	7.2
2025 Estimated Residential Population per Business	48.0	50.2	57.2

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