

NEW TO MARKET!

Stabilized Regional Shopping Center with Significant Upside

1632 INDUSTRIAL ROAD

EMPORIA, KANSAS



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PROPERTY OVERVIEW

- » Value add regional mall in county seat, home to Emporia State University (5,280 students)
- » \$1,000,000+ in upgrades to movie theater, showing commitment to the site
- » Strong recent leasing activity (contact broker)
- » Incentives in place to assist with re-tenanting and continued maintenance
- » Additional development opportunities including multi-family
- » Roof and HVAC recently replaced
- » CID Available separately (contact broker)



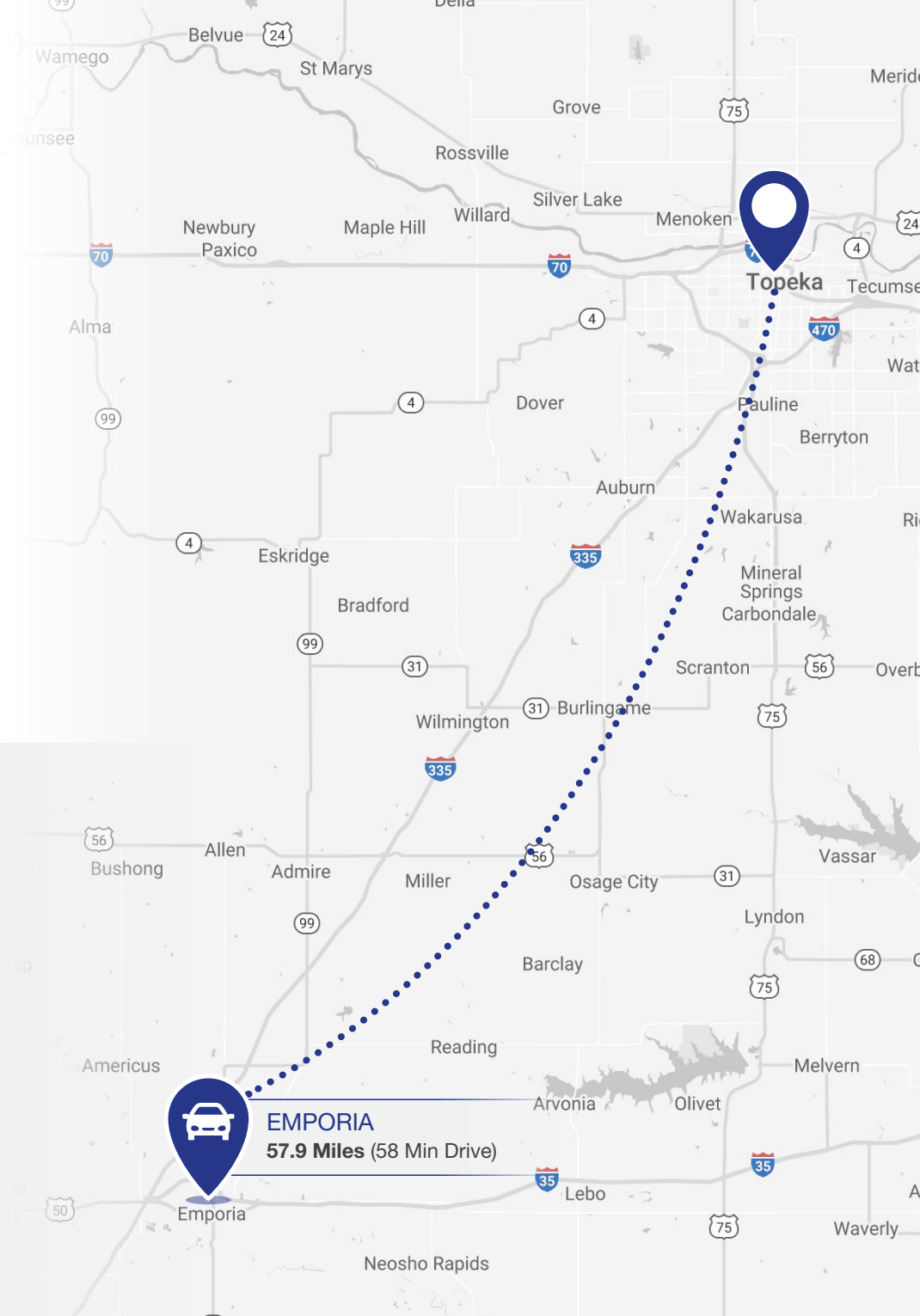
\$8,500,000
SALE PRICE



252,864 SF
SQUARE FOOTAGE



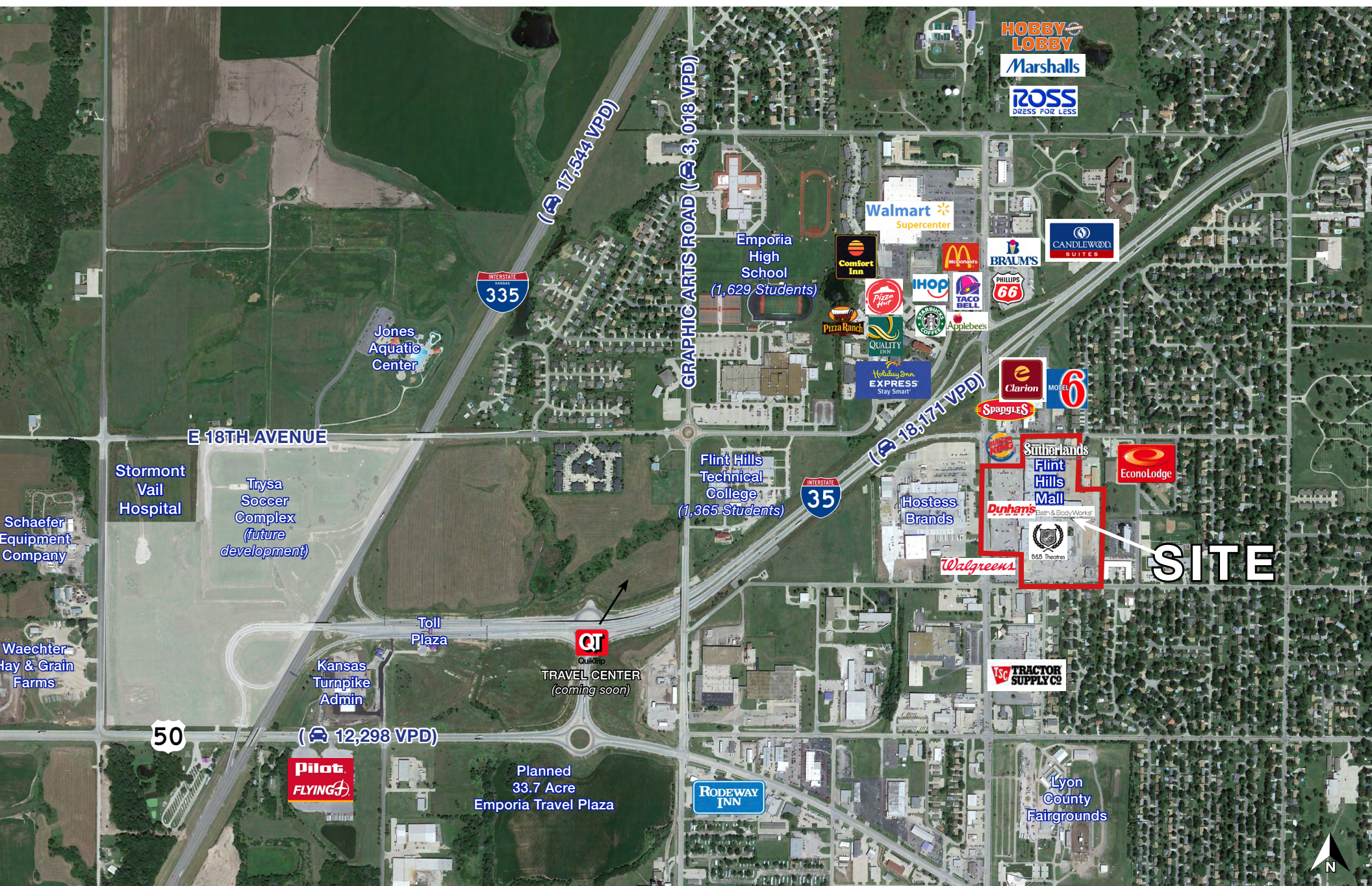
23.7 Acres
ACREAGE



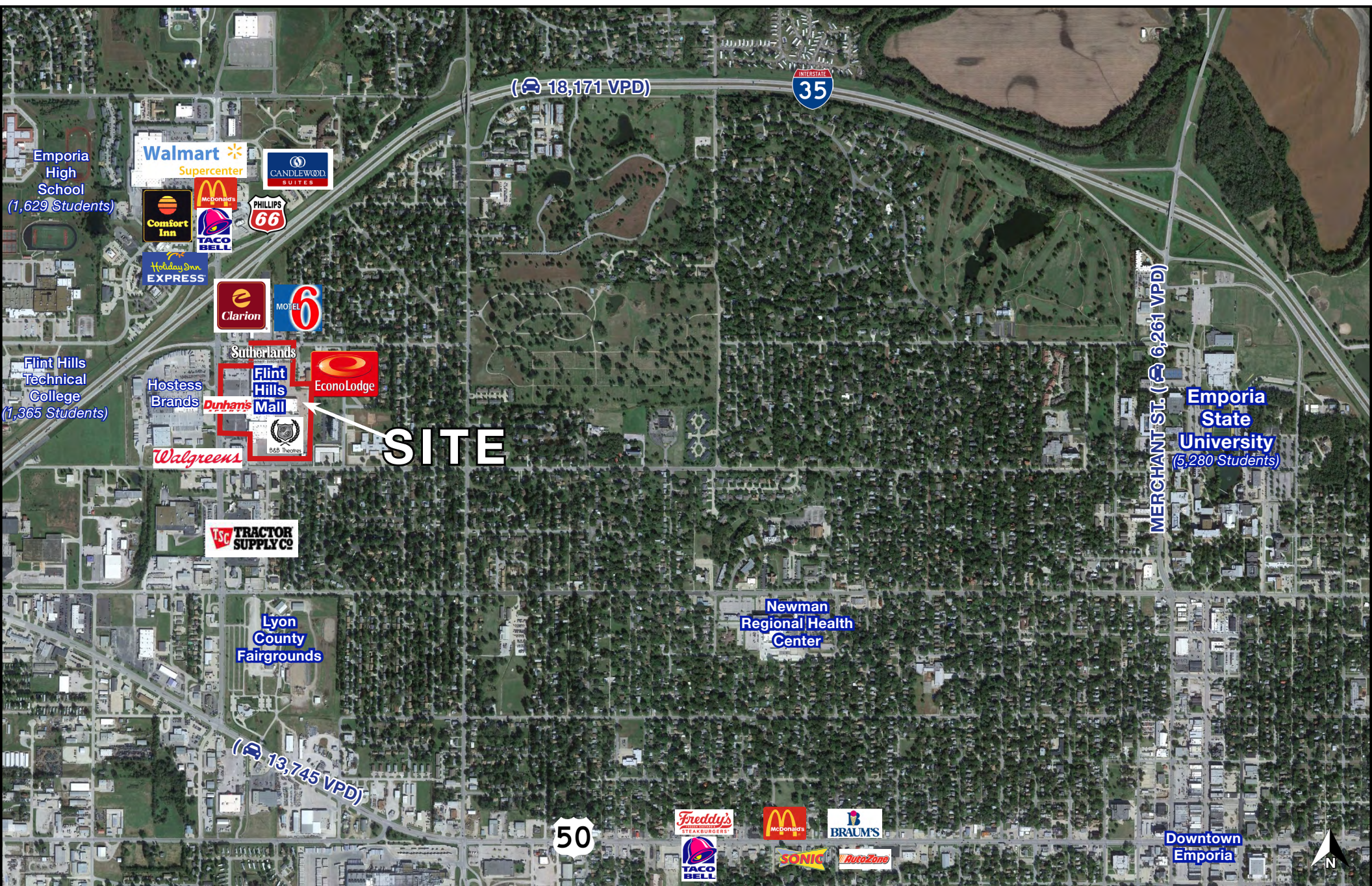
PROPERTY PHOTOS



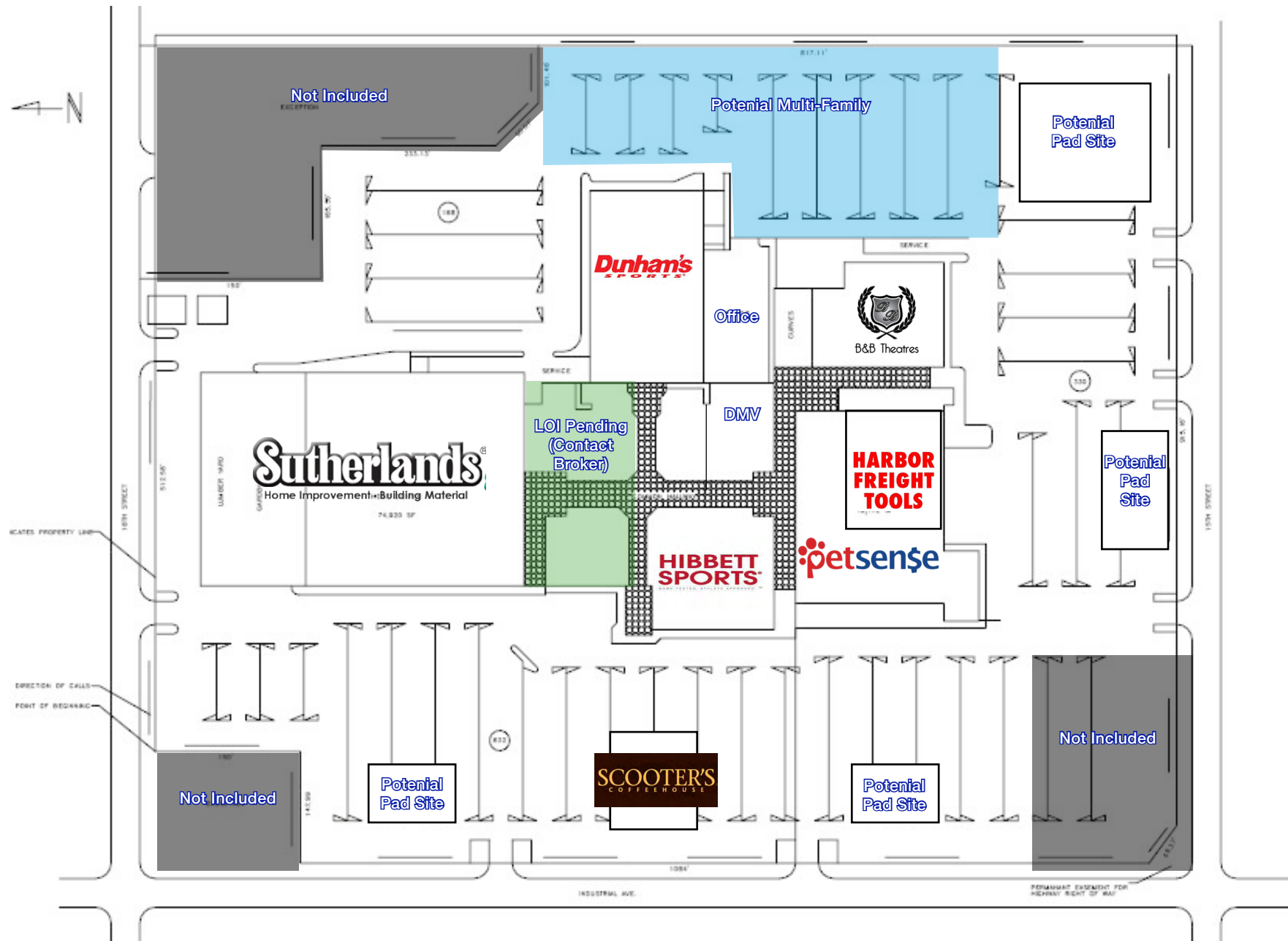
AERIAL MAP



AERIAL MAP



SITE PLAN



TENANT DESCRIPTIONS (PARTIAL LIST)



B&B THEATRES

B&B Theatres is a family-owned and operated American movie theater chain based in Liberty, Missouri. Founded in 1924, B&B is the fifth-largest theater chain in the United States, operating 500+ screens at 54 locations. The company operates theaters in 15 US states, including Florida, Georgia, Iowa, Kansas, Minnesota, Mississippi, Missouri, Nebraska, North Carolina, Ohio, Oklahoma, South Carolina, Texas, Virginia, and Washington.



SUTHERLANDS

Sutherlands is a privately-owned, family-run organization founded in 1917. For over a century, Sutherlands is a home improvement store offering quality lumber, plywood, and OSB to cabinets, plumbing, hardware, power tools, building packages for garages, storage sheds, and post frame buildings and pole barns, making it easier than ever to bring your vision to life.



HIBBETT SPORTS

Hibbett Sports is an American sporting goods retailer headquartered in Birmingham, Alabama and is a wholly owned subsidiary of JD Sports. As of February 3, 2024, the company operated 1,169 retail stores, which include 960 Hibbett Sports stores, 193 City Gear stores, and 16 Sports Additions athletic shoe stores in 36 states.



HARBOR FREIGHT TOOLS

Harbor Freight Tools, founded in 1977, is an American privately held tool and equipment retailer, headquartered in Calabasas, California. It operates a chain of retail stores, as well as an e-commerce business. The company employs over 28,000 people in the United States, and has over 1,500 locations in 48 states.



PETSENSE

Petsense by Tractor Supply is a pet specialty retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities. They specialize in providing a large assortment of pet food, supplies and services, such as grooming and training, and offering customers a tailored experience while providing the top-quality products they need at a price they love.

MARKET OVERVIEW



FLINT HILLS MALL OVERVIEW

Strategically located off I-35 in the heart of Emporia's commercial corridor, Flint Hills Mall is a dynamic indoor shopping center that serves as the region's go-to destination for retail, entertainment, and community gatherings.

Spanning nearly 253,000 square feet, the mall blends established national retailers with local charm. Current anchor tenants include Dunham's Sports, Sutherland Lumber, and B&B Theatres, complemented by popular names like Bath & Body Works, Claire's, Hibbett Sports, and more. With over 19 active stores and service providers, the mall continues to attract steady foot traffic from Emporia and surrounding areas.

Recently renovated, Flint Hills Mall features upgraded LED lighting, modern flooring, updated seating areas, and refreshed public spaces—creating a welcoming environment for shoppers and tenants alike. Ample parking and a comfortable climate-controlled interior make it a year-round attraction.

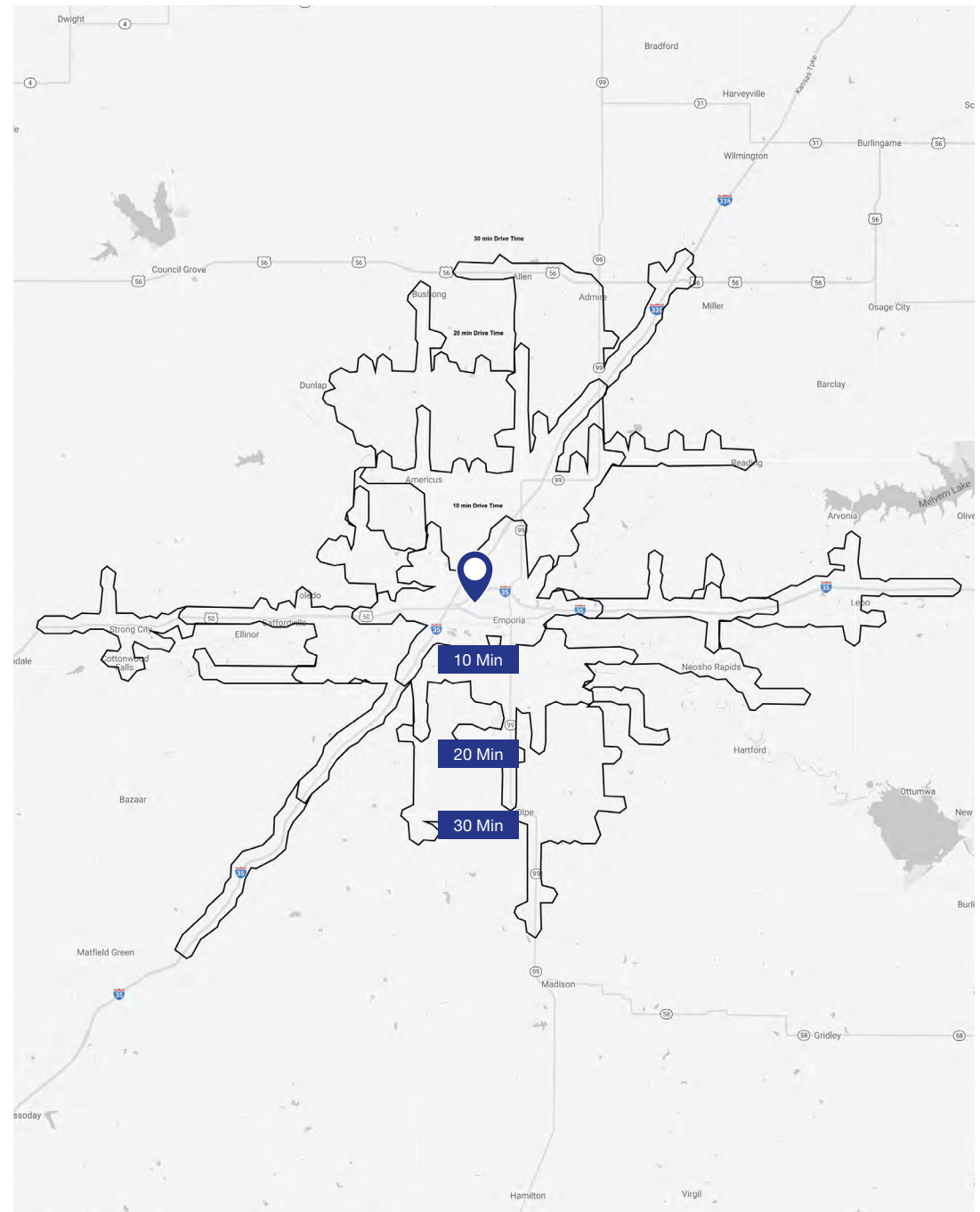
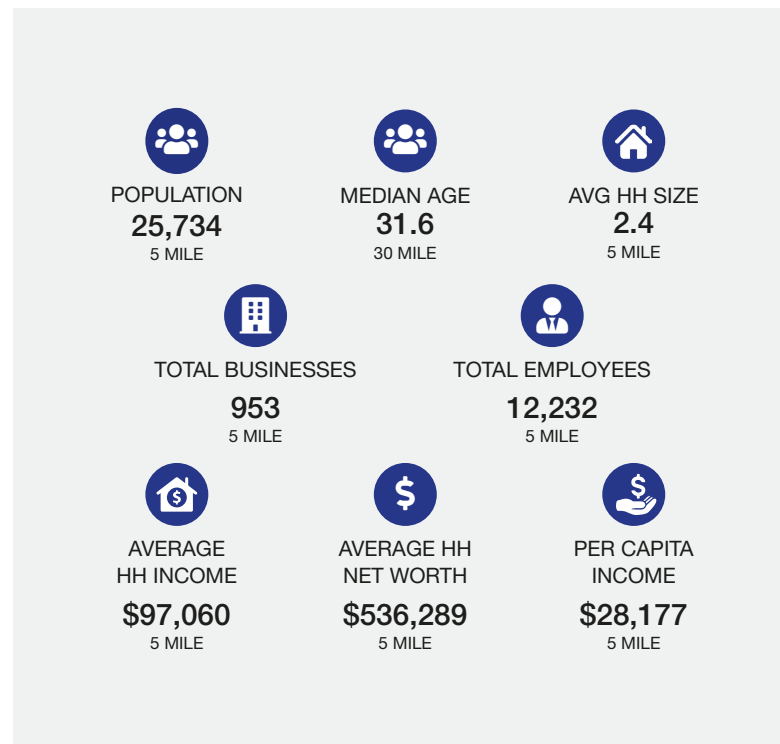
The mall isn't just a shopping center—it's a community hub. From seasonal markets and holiday events to health fairs, craft expos, and family-friendly activities like Mall-O-Ween, Flint Hills Mall regularly draws locals for both shopping and entertainment. A well-loved mall-walking program also encourages daily visits, enhancing overall engagement and vitality.

If you are looking to invest in a vibrant retail environment in a growing Kansas community, Flint Hills Mall offers unmatched potential and hometown appeal.

Flint Hills Mall remains a beloved and versatile landmark in Emporia: a mid-size regional mall offering essential retail, a movie theatre, and a solid calendar of community events. While its anchor lineup has evolved over time—it continues to serve both practical and social roles for area residents.

DEMOGRAPHICS SUMMARY

2025 SUMMARY	10 - MIN.	20 - MIN.	30 - MIN.
Population	25,286	27,869	32,536
Households	10,186	11,243	13,149
Average Household Size	2.4	2.4	2.4
Median Age	31.4	32.6	34.1
Median Household Income	\$55,586	\$58,575	\$60,940
Average Household Income	\$68,401	\$71,348	\$74,487
2030 SUMMARY	10 - MIN.	20 - MIN.	30 - MIN.
Population	24,846	27,432	31,937
Households	10,409	11,501	13,383
Median Household Income	\$55,023	\$58,014	\$60,423
Average Household Income	\$67,527	\$70,433	\$74,487





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