



OUTPARCEL FOR SALE OR LEASE

Industrial Road & 18th Street (SEC), Emporia, Kansas



3,444 SF Drive-Thru Building on 22,500 SF Lot

CONFIDENTIAL

*Please do not disturb
current tenant*

DEMOGRAPHICS

	10 min.	20 min.	30 min.
Estimated Population	25,286	27,269	32,536
Avg. Household Income	\$68,401	\$71,348	\$74,487

- Site is fronting Sutherlands and the Flint Hills Mall
- One minute from I-35 and easy ingress/egress off Industrial Road and W. 18th Avenue
- 21 on site parking spots, more potentially available
- Great retail corridor with notables such as Walmart Supercenter, Walgreens, Hobby Lobby, McDonald's, QuikTrip, Starbucks, Taco Bell, and many more
- College town including Emporia State University and Flint Hills Technical College with multiple public schools and nearby Newman Regional Medical Center and Stormont Vail Hospital soon to be built
- Nearby industrial tenants include Hostess Brands, Dept. of Transportation, Better Life Technology, Coca-Cola Bottling, etc.
- Over a dozen hotel/motels in the immediate vicinity
- Zoned General Commercial



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

TONY DETOMMASO | 816.412.7308 | tdetommaso@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents



OUTPARCEL FOR SALE OR LEASE

Industrial Road & 18th Street (SEC), Emporia, Kansas

DRONE AERIAL





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DRONE AERIAL

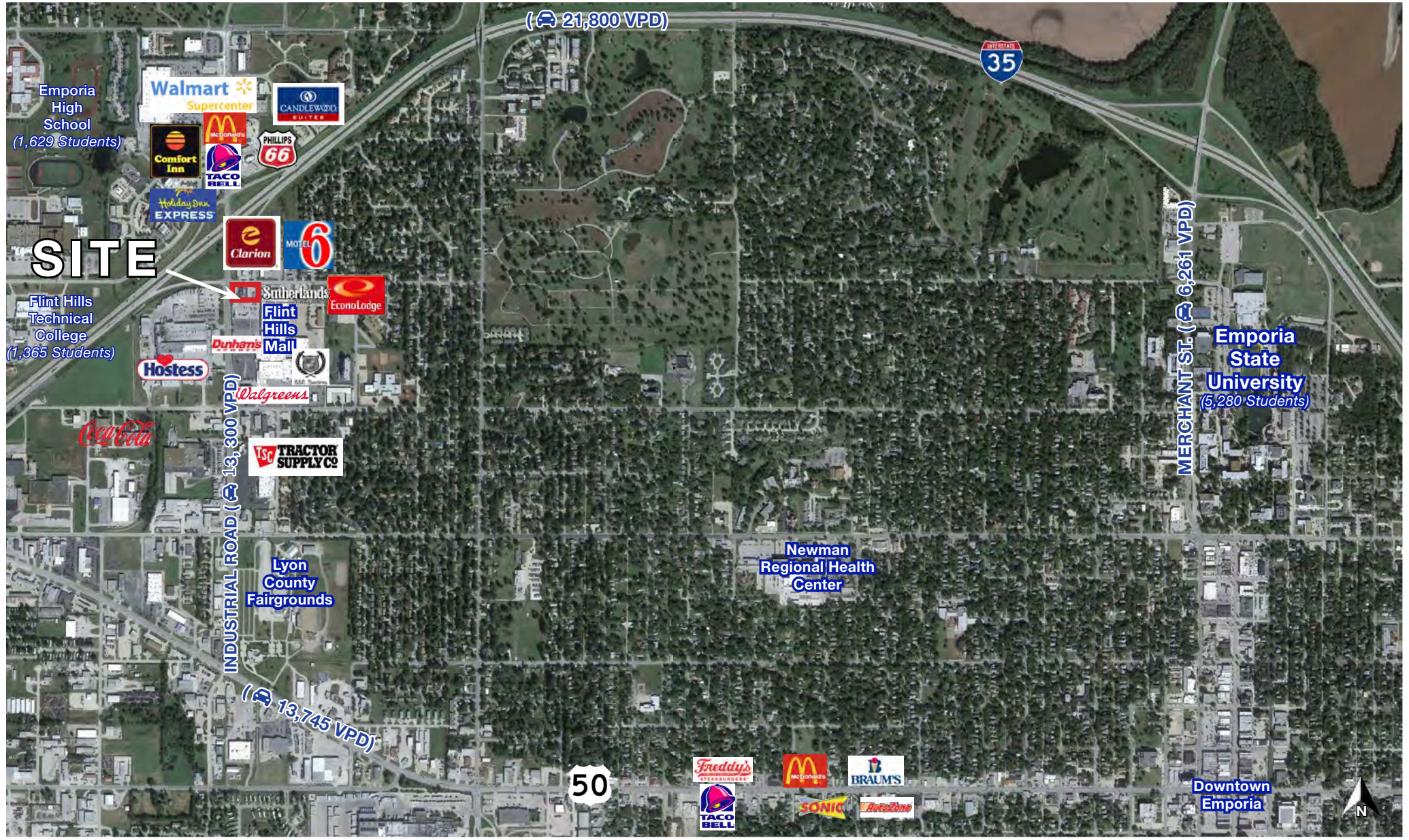




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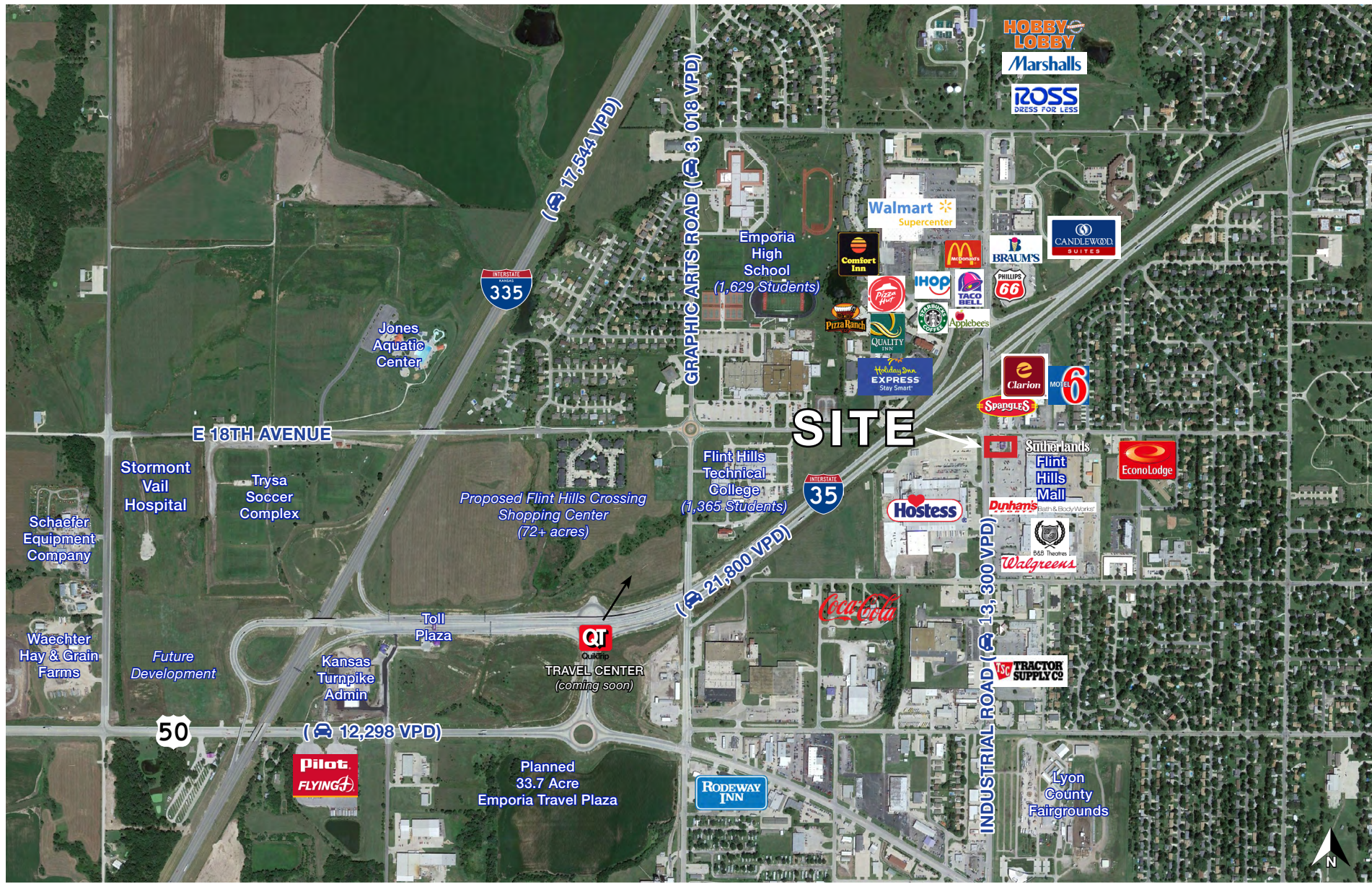
AERIAL



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AERIAL





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PHOTOS





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PARCEL MAP





<p>BOUNDARY and SITE SURVEY A TRACT OF LAND IN THE NE 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE WEST 10TH CITY OF EMPIRIA, LINCOLN COUNTY, KANSAS</p>	<p>BURGER KING 2725 WEST 16TH AVENUE EMPIRIA, KANSAS 66801</p>	<p>GEOTECH, INC. LAND SURVEYORS 115 W. 5TH AVENUE EMPIRIA, KANSAS 66801 Office 833-3427181 www.geotechinc.net</p>	<p>Geotech, Inc. 115 W. 5th Avenue Emporia, KS 66801 www.geotechinc.net</p>	<p>Geotech Project No. 211173-20</p>
<p>DRAWING SCALE: T" = 10'</p>				
<p>FIELD DATE: 04-17-2020</p>				
<p>SHEET 1 OF 1</p>				
<p>CADD FILE: T:\1173\20\211173-20.dwg</p>				
<p>DATE: 10/20/2020 DRAWN BY: ACD CHECKED BY: RBB</p>				

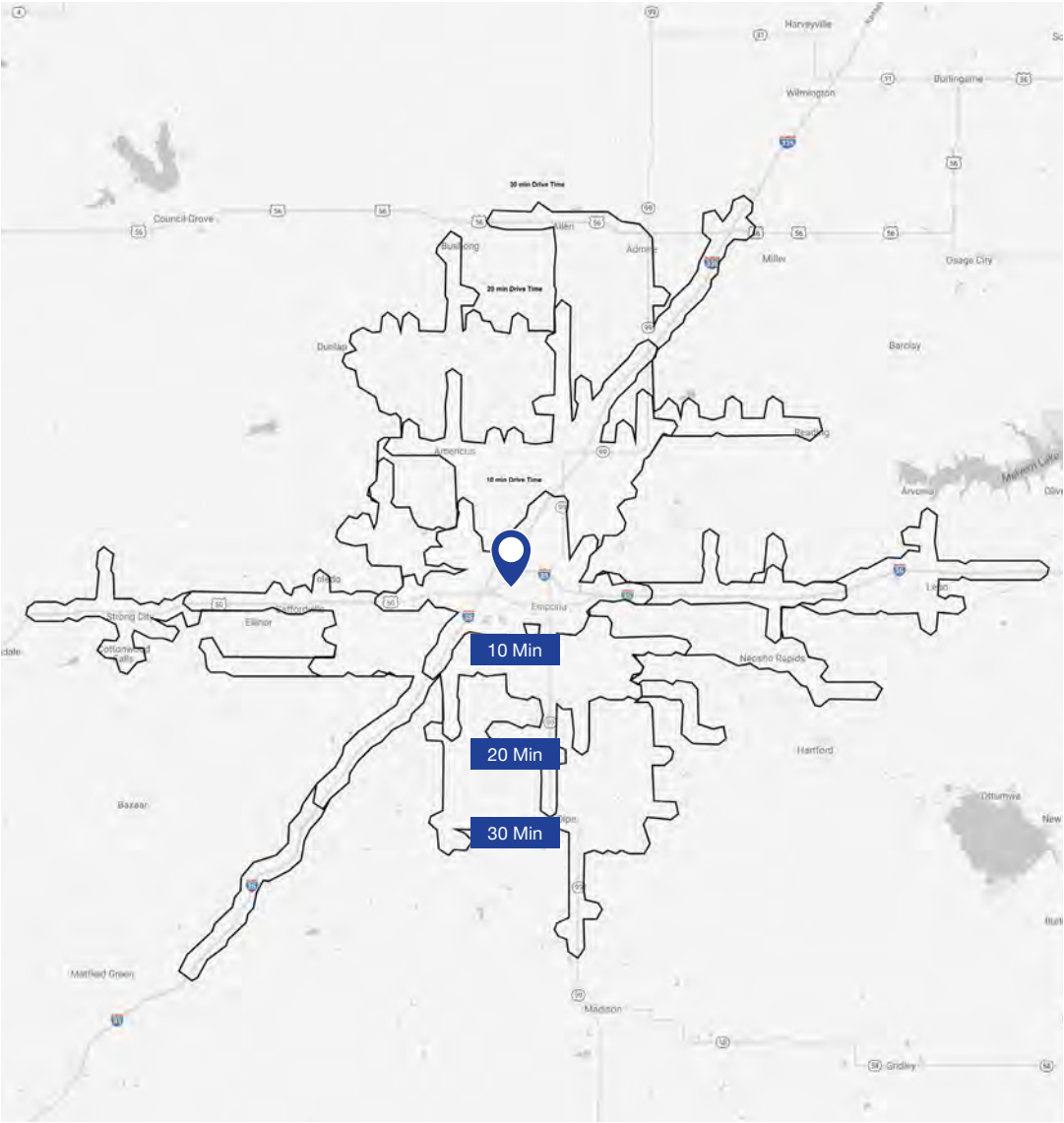
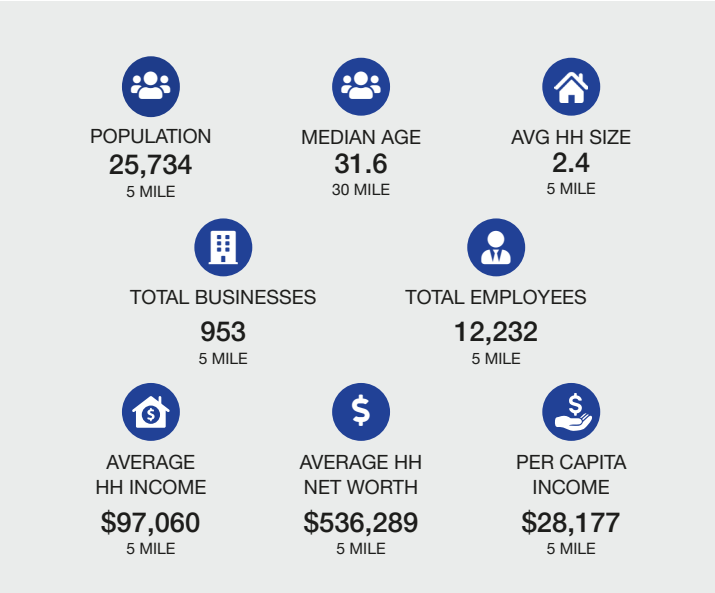


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DEMOGRAPHIC SUMMARY

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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2725 W. 18th Avenue
Emporia, KS 66801

10 min
drive time

20 min
drive time

30 min
drive time

Population

2025 Estimated Population	25,286	27,869	32,536
2030 Projected Population	24,846	27,432	31,937
2020 Census Population	24,973	27,556	32,310
2010 Census Population	25,865	28,716	33,814
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	-0.2%	-0.3%
2025 Median Age	31.4	32.6	34.1

Households

2025 Estimated Households	10,186	11,243	13,149
2030 Projected Households	10,409	11,501	13,383
2020 Census Households	10,217	11,275	13,206
2010 Census Households	10,186	11,311	13,331
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	-	-	-

Race and Ethnicity

2025 Estimated White	69.7%	71.8%	74.6%
2025 Estimated Black or African American	3.0%	2.8%	2.5%
2025 Estimated Asian or Pacific Islander	2.9%	2.6%	2.3%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2025 Estimated Other Races	23.7%	22.0%	19.8%
2025 Estimated Hispanic	29.0%	27.1%	24.4%

Income

2025 Estimated Average Household Income	\$68,401	\$71,348	\$74,487
2025 Estimated Median Household Income	\$55,586	\$58,575	\$60,940
2025 Estimated Per Capita Income	\$27,902	\$29,100	\$30,385

Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	7.2%	6.5%	5.8%
2025 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.2%	5.1%
2025 Estimated High School Graduate	33.9%	33.2%	33.3%
2025 Estimated Some College	19.1%	19.7%	20.4%
2025 Estimated Associates Degree Only	7.6%	7.4%	7.6%
2025 Estimated Bachelors Degree Only	15.1%	15.5%	16.0%
2025 Estimated Graduate Degree	12.0%	12.4%	11.8%

Business

2025 Estimated Total Businesses	941	988	1,124
2025 Estimated Total Employees	12,148	12,529	13,482
2025 Estimated Employee Population per Business	12.9	12.7	12.0
2025 Estimated Residential Population per Business	26.9	28.2	29.0

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