



# DOWNTOWN NEWTON RETAIL/OFFICE

FOR LEASE 123 E. BROADWAY, NEWTON, KS 67114

**LEASE RATE** \$8.00/SF, Modified Gross

**BUILDING SIZE** 8,712± SF

**AVAILABLE SF** 1,500 - 8,712± SF

**PARKING** Street + Adjacent City Lot

**ZONING** C-3, Central Business District

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,853	20,365	21,257
AVG. HH INCOME	\$76,054	\$88,076	\$88,450
MEDIAN AGE	37.1	38.3	38.4

## TRAFFIC COUNTS

1st & Main St.	14,000 VPD
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## PROPERTY HIGHLIGHTS

- In the heart of downtown Newton.
- Flexible layout can be modified.
- Tenant improvement allowance available.
- Free city-owned parking lot adjacent to the building.
- Area businesses include:



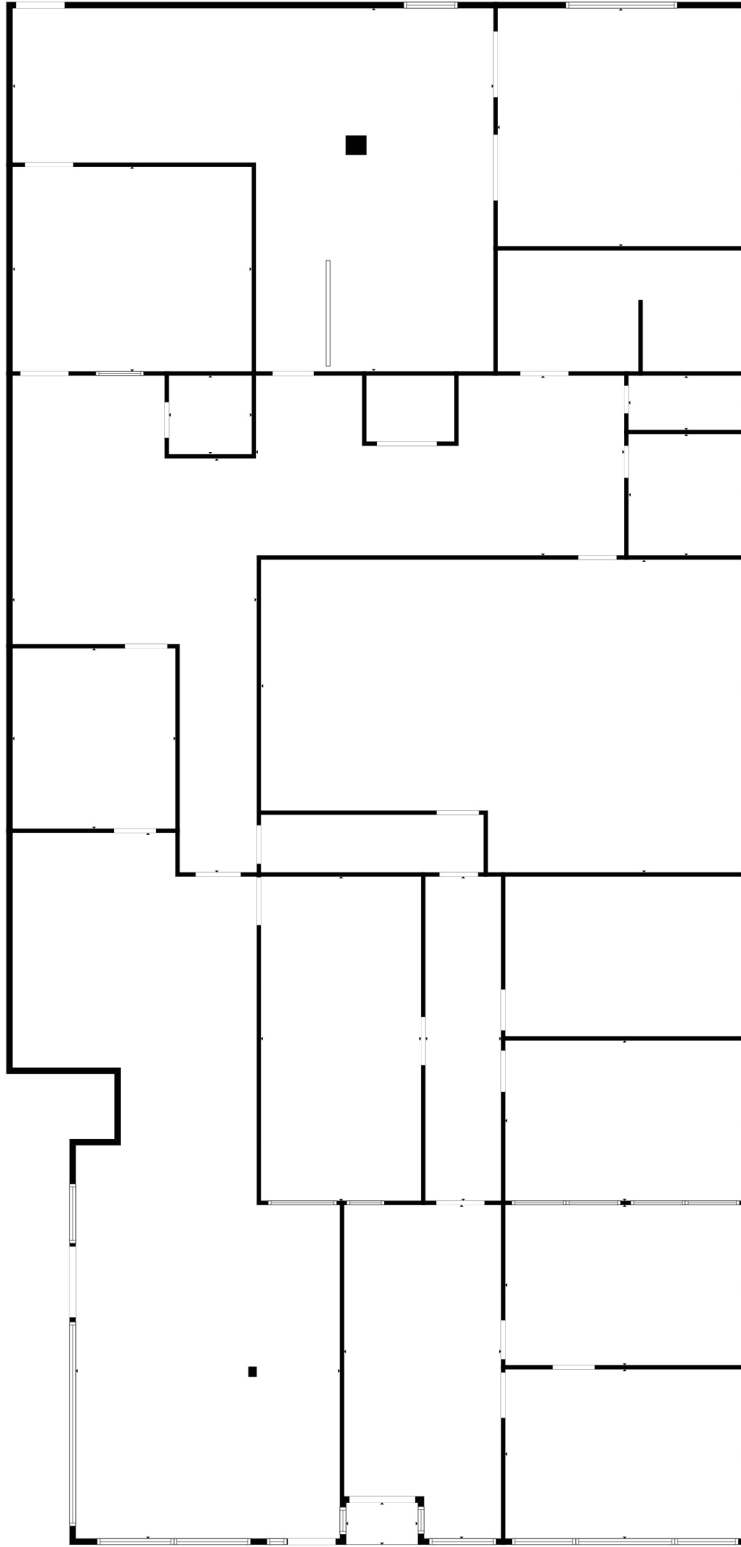


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**WEIGAND**  
COMMERCIAL

## FLOOR PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Ben Gartner, SIOR, CCIM | 316-292-3967 | [bgartner@weigand.com](mailto:bgartner@weigand.com)

**Weigand Real Estate - Commercial**  
Office: 316-262-6400  
[Weigand.com](http://Weigand.com)



**WEIGAND**  
COMMERCIAL

**SITE**

**E. 6TH ST.**

**E. BROADWAY ST.**

**N. MAIN ST.**

**AMTRAK**

**HARVEY COUNTY NOW**

**Rust & Brass**

**Family Optometry**

**UNION STATE BANK**

**Back Alley**

**DAYLIGHT DONUTS**

**PRAIRIE**

**Softed CREAMERY**

**NORM'S coffee bar**

**Railtrust MORTGAGE**

**Newton Et Cetera Shop**

**CM GUERRILLA MARKETING**

**COLORVISION**

**GUST ORTHODONTICS**

**FARM BUREAU FINANCIAL SERVICES**

**State Farm**

**SHERWIN WILLIAMS**

**CARRIAGE FACTORY ART GALLERY**

**128 E. SIXTH ST., NEWTON, KS 67114 316-284-2749**

**FAITHLIFE**

**HearingLife**

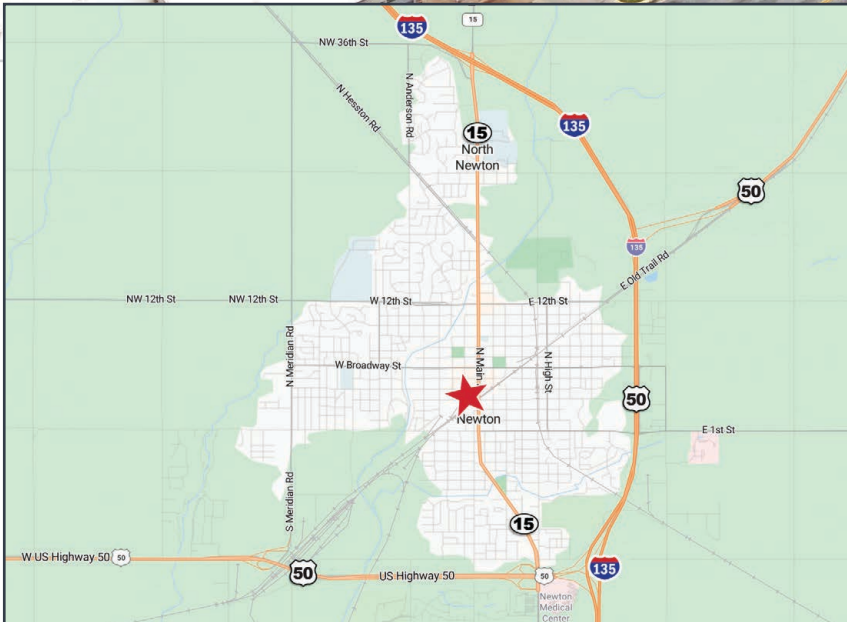
**Mettman Dental**

**Bella Nail**

**CENTRAL NATIONAL BANK**

**H&R BLOCK**

**CONRADE INSURANCE GROUP**



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REAL ESTATE

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