



DOLLAR TREE FOR SALE OR LEASE

601 Brown Avenue, Osawatอมie, Kansas

PRICE REDUCED



SALE PRICE: \$600,000 | LEASE RATE: \$6/SF NN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,627	5,242	6,683
Avg. Household Income	\$68,838	\$73,318	\$79,366

- 10,500 SF building and 0.5 acre pad for sale
- Second most visited retailer in Osawatอมie
- Parking lot was repaved in 2023
- Pylon signage available
- Dollar Tree is on month-to-month lease

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

For More Information Contact:

PAUL MASSALI | 816.412.7398 | pmassali@blockandco.com

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

Exclusive Agents



DRONE PHOTOS

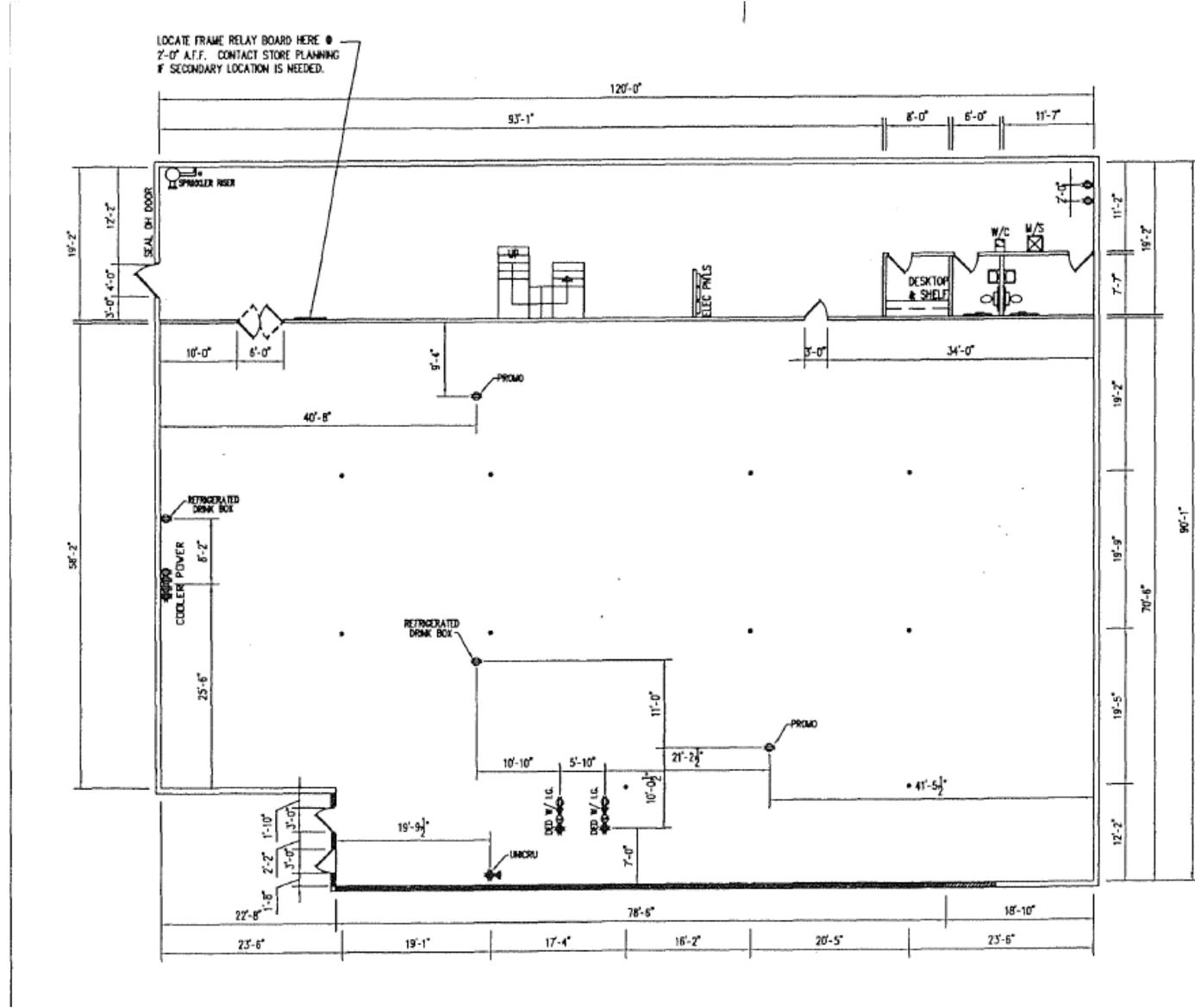




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AERIAL

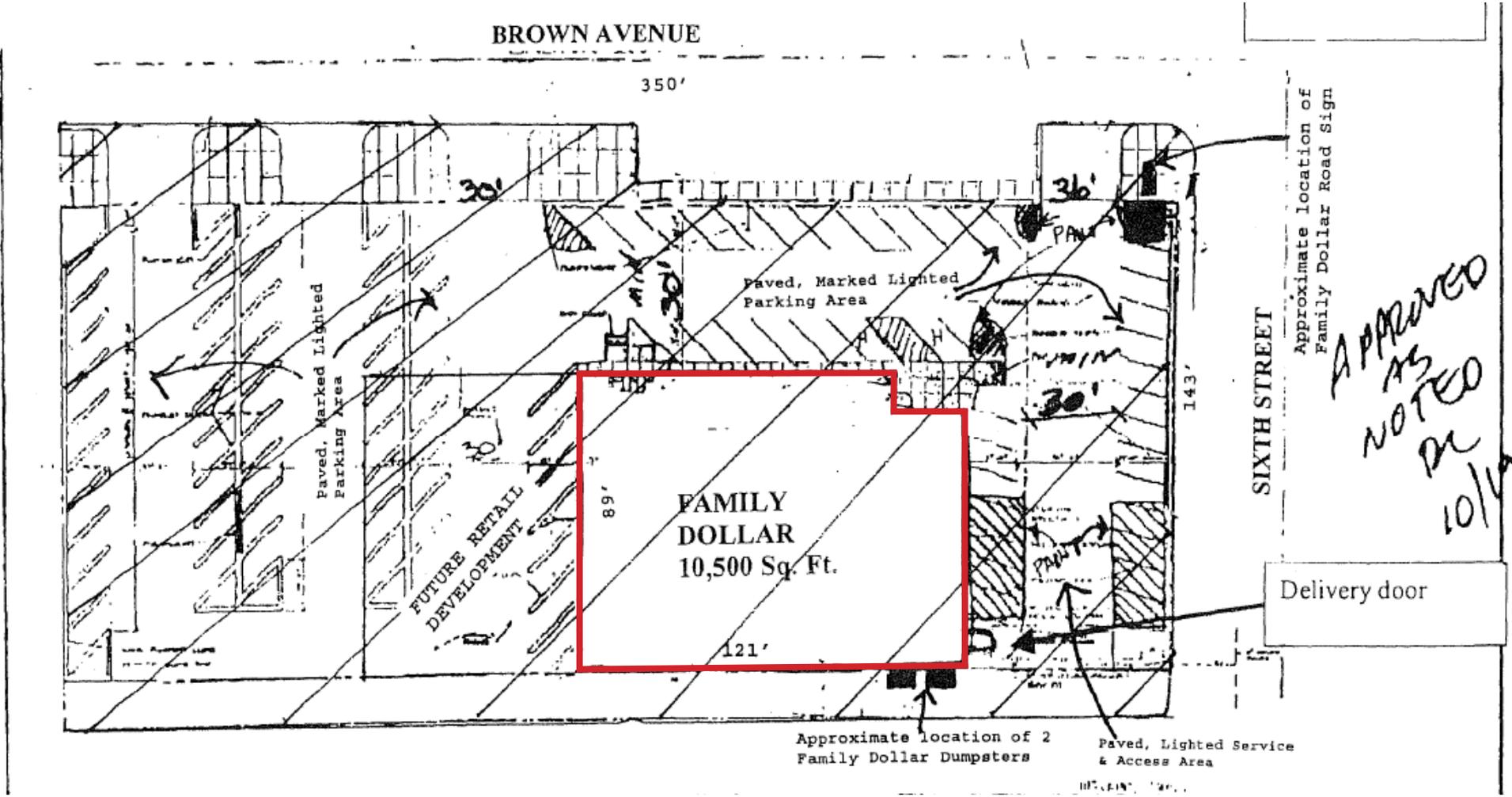




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SITE PLAN



*APPROVED
AS
NOTED
BY
10/19/06*





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ALPHAMAPS VISIT DATA

	Locations	Monthly Visits	City Rank
1	 Casey's General Stores	9,715	50% (2/2)
2	 Dollar Tree	7,531	100% (1/1)
3	 Dollar General	4,122	100% (1/1)
4	 Rotary Club	3,003	- (0/0)
5	 Landmark National Bank	2,188	100% (1/1)
6	 United States Postal Service (USPS)...	1,726	100% (1/1)
7	 State Farm	957	100% (1/1)
8	 Farmers Insurance Group	941	100% (1/1)
9	 H&R Block	784	100% (1/1)
10	 Farm Bureau Insurance	772	100% (1/1)



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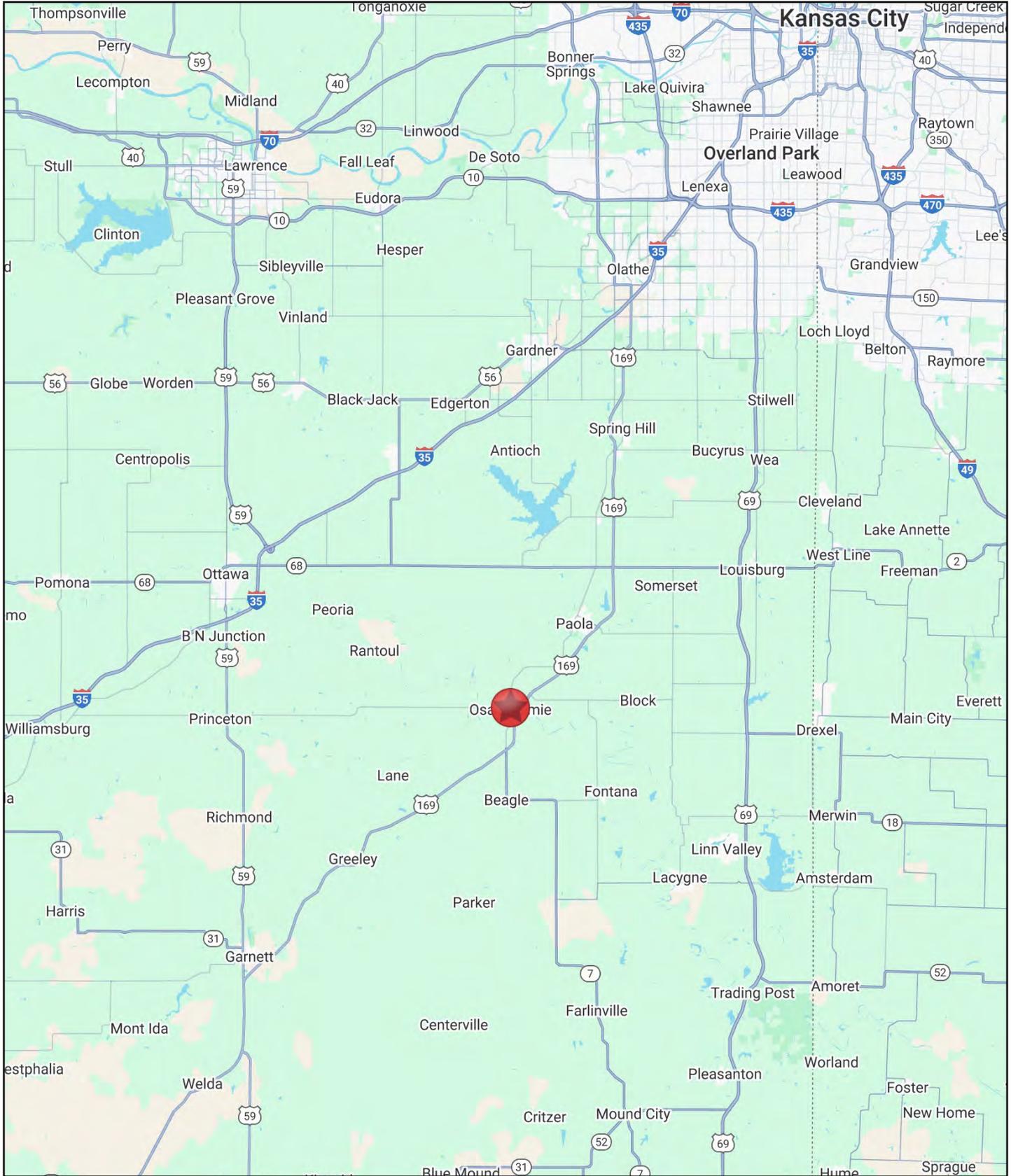
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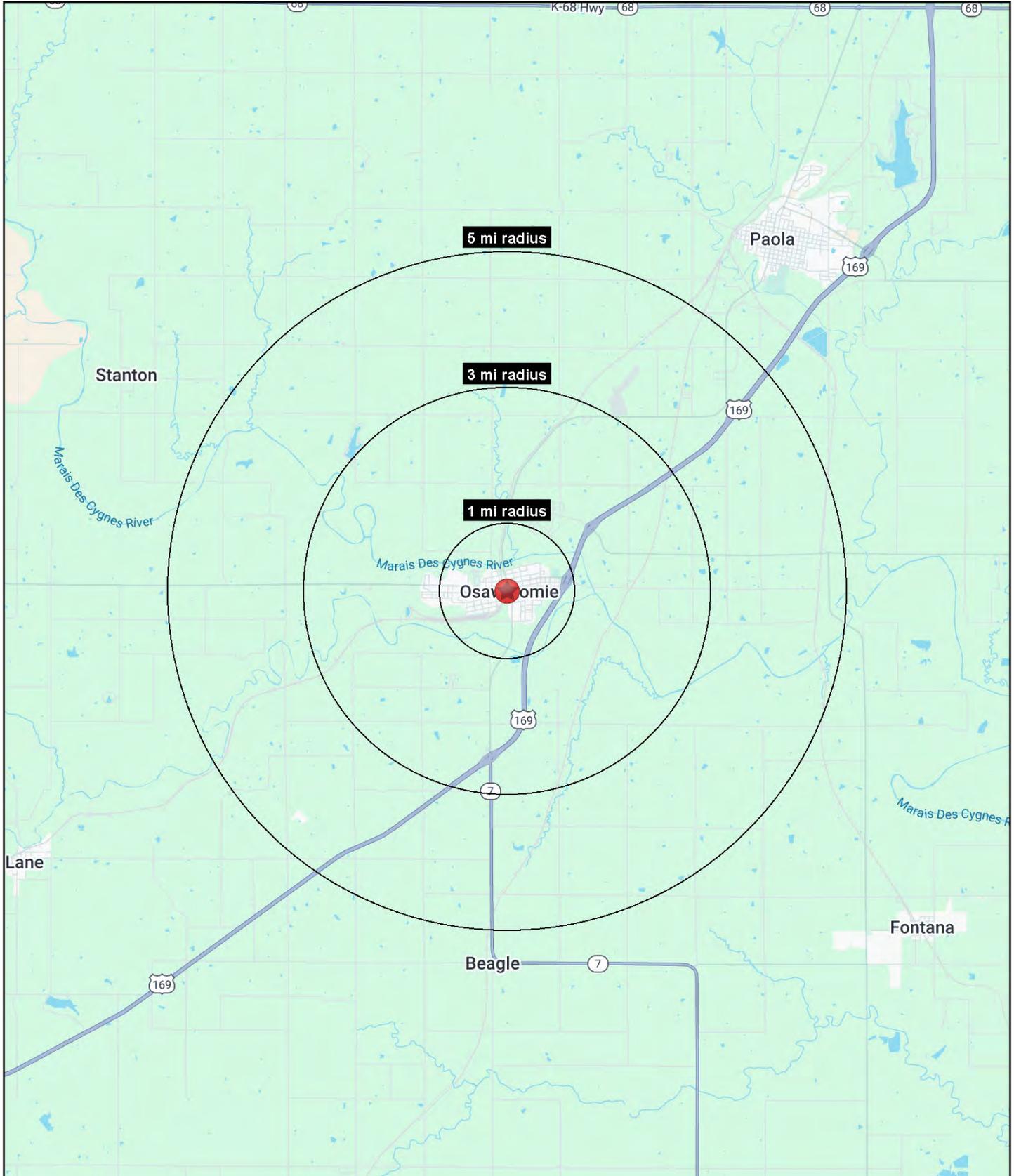
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601 Brown Avenue Osawatomie, KS 66064	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,627	5,242	6,683
2029 Projected Population	3,752	5,433	6,965
2020 Census Population	3,441	5,085	6,478
2010 Census Population	3,604	5,286	6,707
Projected Annual Growth 2024 to 2029	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	34.5	37.2	39.0
Households			
2024 Estimated Households	1,359	2,000	2,584
2029 Projected Households	1,410	2,083	2,704
2020 Census Households	1,262	1,876	2,416
2010 Census Households	1,334	1,956	2,495
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	90.8%	91.2%	91.9%
2024 Estimated Black or African American	2.9%	2.8%	2.4%
2024 Estimated Asian or Pacific Islander	0.6%	0.5%	0.5%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2024 Estimated Other Races	5.2%	5.0%	4.7%
2024 Estimated Hispanic	5.0%	4.7%	4.3%
Income			
2024 Estimated Average Household Income	\$68,838	\$73,318	\$79,366
2024 Estimated Median Household Income	\$63,925	\$66,149	\$70,149
2024 Estimated Per Capita Income	\$26,367	\$28,692	\$31,262
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.2%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.4%	2.4%
2024 Estimated High School Graduate	48.6%	47.9%	43.5%
2024 Estimated Some College	25.5%	24.2%	25.4%
2024 Estimated Associates Degree Only	3.3%	4.9%	5.9%
2024 Estimated Bachelors Degree Only	12.5%	12.8%	14.1%
2024 Estimated Graduate Degree	5.3%	5.6%	6.7%
Business			
2024 Estimated Total Businesses	84	117	161
2024 Estimated Total Employees	639	1,146	3,154
2024 Estimated Employee Population per Business	7.6	9.8	19.6
2024 Estimated Residential Population per Business	43.4	44.9	41.4

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