

FORMER FAMILY DOLLAR/ DOLLAR TREE

1252 KS Hwy. 99 | Howard, KS
FOR SUBLEASE \$5.50/SF, NN



BUILDING SIZE
10,465 SF PER COUNTY

SITE SIZE
47,916 SF (1.1 A)

AVAILABLE SPACE 10,465 SF
RETAIL AREA 8,610 ± SF
STORAGE AREA 1,184 ± SF

CEILING HEIGHT
11'9" TO DROP CEILING
14' TO TRUSS
15'2" TO DECK

PARKING
30

YEAR BUILT
2022

CONSTRUCTION
METAL ON STEEL

ZONING
TBD

POWER
208V
225 AMP
3-PHASE 4-WIRE

2023 TAXES
\$TBD

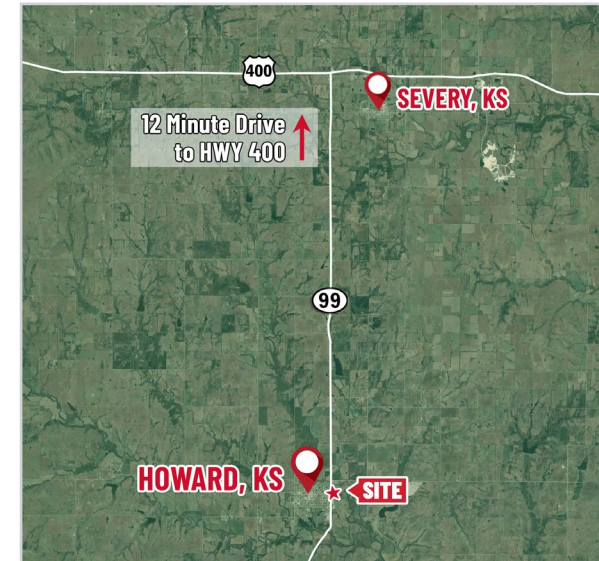


TRAFFIC COUNTS
APPROX. 9,144 VPD AT US-40
APPROX. 1,372 VPD AT HWY. KS-99

PROPERTY HIGHLIGHTS

- Second generation retail space available for sublease.
- Located in Howard, Kansas on KS HWY. 99.
- LED lighting throughout.
- ADA restrooms (2).
- Concrete parking lot.
- Excellent visibility, access and parking.

TRAVEL TIME: 12 MINUTES TO US-40 » 1 HOUR TO WICHITA » 2 HOURS TO TULSA



Offered by: **Grant Tidemann, SIOR**
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Austin Swisher, CCIM
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	547	710	1,552
AVG. HH INCOME	\$70,229	\$70,540	\$71,594
MEDIAN AGE	54.4	54.7	56.8

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. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



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