



AVAILABLE RETAIL PAD SITE

551 Metropolitan Ave, Leavenworth, KS



- 0.49 +/- acre parcel
- 1,400 SF drive-thru building shown on plan
- Join 7-Eleven's first large prototype store in the metropolitan area and Taco Bell's second Leavenworth location
- New car wash facility being developed adjacent on the east
- Main Gate to Fort Leavenworth Army Base located immediately north of the site, bringing international traffic to the site
- The Base has a population of approximately 15,258 living on base and 28,838 off base, creating numerous daily vehicle trips in and out of the Main Gate
- **For Sale, Ground Lease, or Build-to-Suit**



Adam Lyngar

adam@cadencekc.com

913.747.3326

Jill Berghold, CCIM

jberghold@fishmancommercial.com

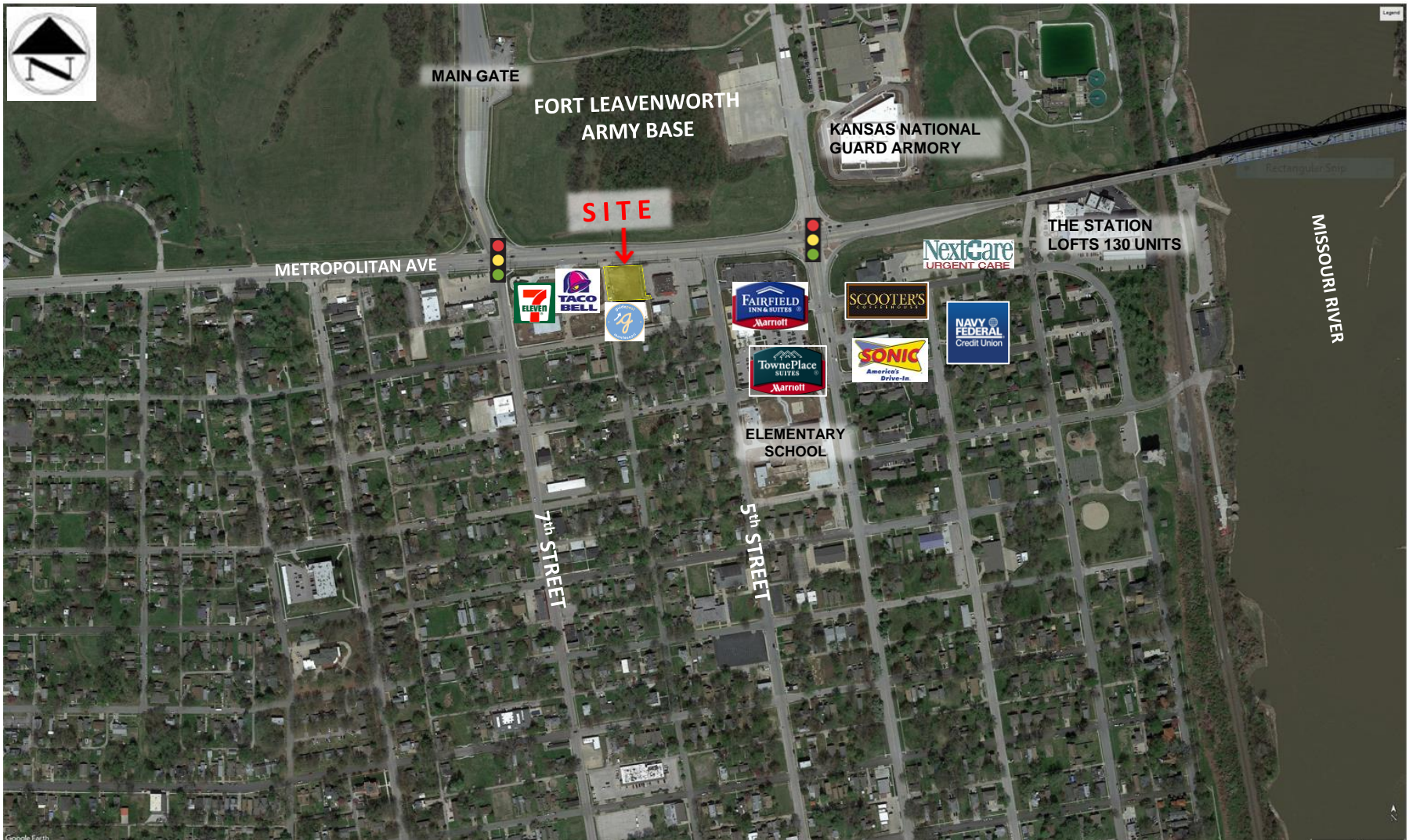
913.747.3322

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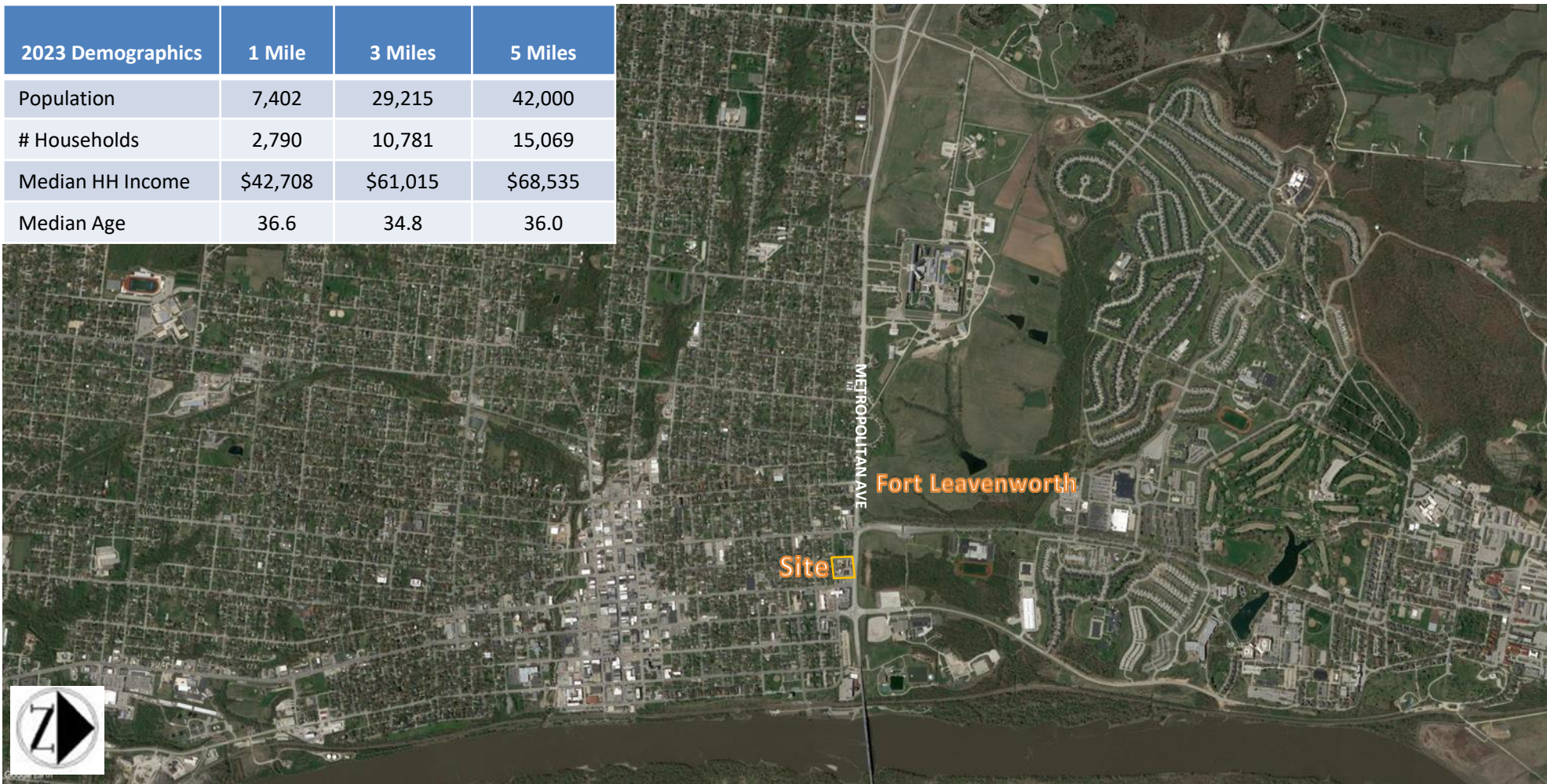
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2023 Demographics	1 Mile	3 Miles	5 Miles
Population	7,402	29,215	42,000
# Households	2,790	10,781	15,069
Median HH Income	\$42,708	\$61,015	\$68,535
Median Age	36.6	34.8	36.0



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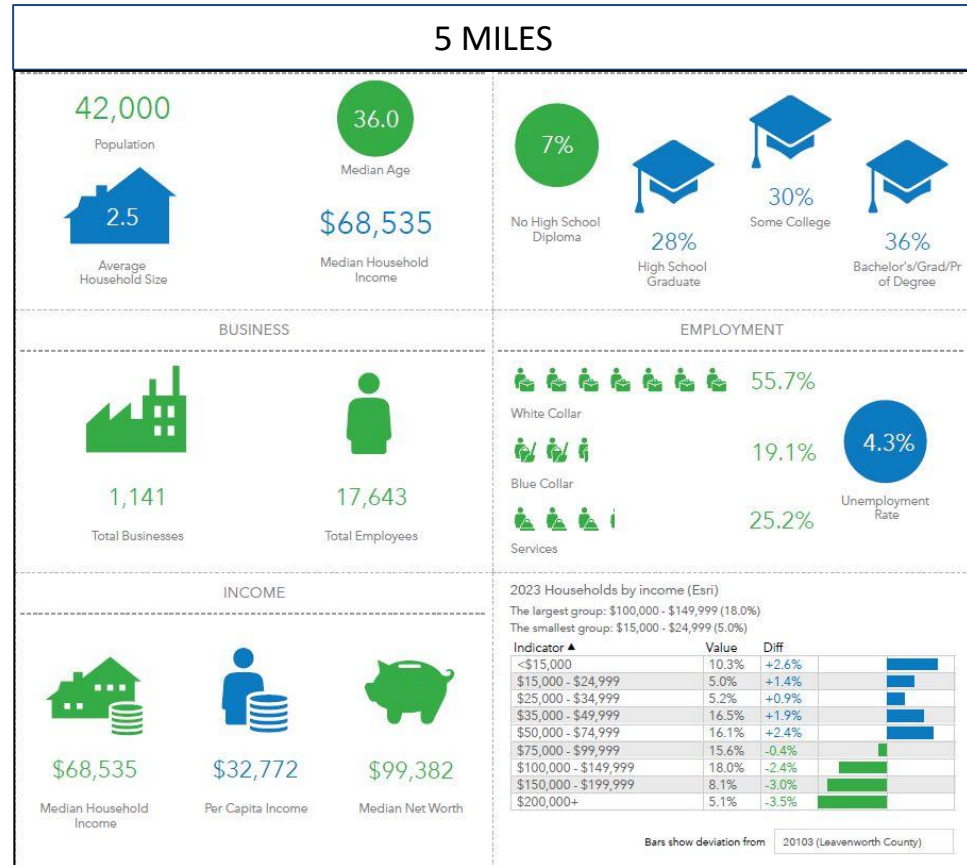
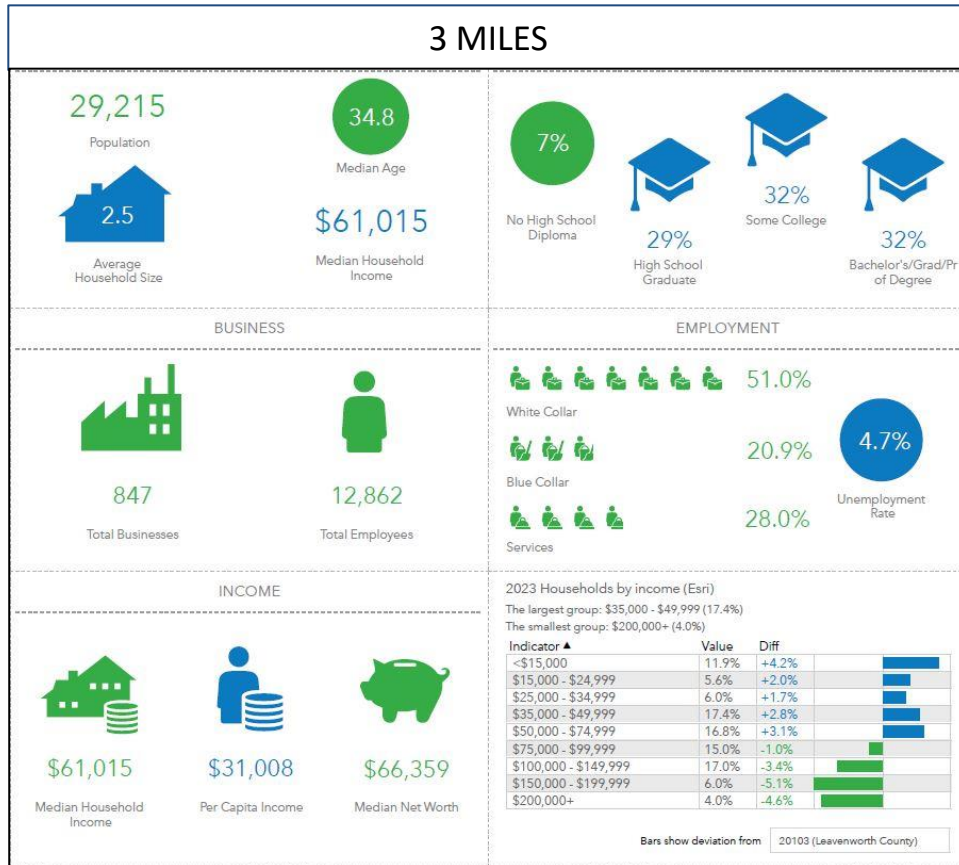
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2023 DEMOGRAPHICS



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AREA HIGHLIGHTS

- + Established in 1827, Fort Leavenworth is the oldest active Army post west of the Mississippi. Although it is known for its role in the expansion of the American frontier and as the only U.S. military maximum security prison, Fort Leavenworth's most important role began in 1881 when Gen. William T. Sherman established the School of Application for Cavalry and Infantry. That school evolved into the U.S. Army Command and General Staff College and has graduated officers such as Dwight D. Eisenhower, Omar N. Bradley and George S. Patton.
- + Fort Leavenworth, known as the "Intellectual Center of the Army", is currently home to the U.S. Army Combined Arms Center. It is also home to the U.S. Army Command and General Staff College, School of Advanced Military Studies, the Center for Army Leadership, the Combat Studies Institute, the Combined Arms Doctrine Directorate, the Center for Army Lessons Learned, and the Mission Command Center of Excellence.
- + Leavenworth, Kansas, in Leavenworth County, is located 23 miles northwest of Kansas City, Missouri. The city benefits from easy access to the nearby cities and towns with which it shares the Kansas City metropolitan area.
- + Leavenworth is the largest city and county seat of Leavenworth County. Leavenworth was founded in the year 1854 by the settlers from Missouri. It was the first incorporated city in Kansas. The city was named after Col. Henry H. Leavenworth, who established an Army post in 1827 to protect travelers. It is the hometown of Robert E. Davis, the Supreme Court Justice of Kansas, and Ron Logan, the former Executive Vice President of Walt Disney Entertainment.
- + Just 14 miles south of Leavenworth is Village West, a regional shopping and entertainment area with Kansas NASCAR Speedway, Hollywood Casino, Nebraska Furniture Mart, Cabella's, Legends Outlet Stores, and many restaurants.
- + Industry in Leavenworth includes Hallmark Production Center; Cereal Ingredients, an employee-owned specialty ingredients manufacturer; Cubic Global Defense; Great Western Manufacturing; Heatron, Inc., a heating element manufacturer; Northrup-Grumman; and Peruvian Connection, clothing manufacturer.



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