

Retail Space Available | For Lease



809 N. 3rd Street, #300  
Manhattan, Kansas

## Property Features

- 1,395 SF available
- Lease rate: \$22.00 PSF, NNN
- High visibility near Bluemont Avenue & Tuttle Creek Boulevard
- Minutes from Kansas State University
- Surrounded by national retailers and daily traffic
- Modern 1,395 SF storefront/office space
- Corner lot with excellent signage opportunity
- Ample parking and easy access from Tuttle Creek Boulevard and Bluemont Avenue

## Contact

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# Location Aerial

809 N. 3rd Street, #300



## Demographics



**Total Population**  
 1-mile 8,722  
 3-mile 40,969  
 5-mile 60,559



**Daytime Population**  
 1-mile 12,491  
 3-mile 50,364  
 5-mile 62,461



**Household Income (Avg.)**  
 1-mile \$43,132  
 3-mile \$66,110  
 5-mile \$88,869

Tenant	Kansas Chain Ranking
Walmart	1/60
Cane's	1/6
Menard's	2/9
McDonald's	3/142
Sonic	3/128
Aldi	3/29

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