



BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY EXCEPTIONAL OUTPARCEL LOCATION

2725 W. 18th St., Industrial Rd. & 18th St., (SEC), Emporia, KS.



3,444 SF Drive-Thru Building on 22,500 SF Lot

CONFIDENTIAL

*Please do not disturb
current tenant*

DEMOGRAPHICS

	10 min.	20 min.	30 min.
Estimated Population	25,286	27,269	32,536
Avg. Household Income	\$68,401	\$71,348	\$74,487

- Site is fronting Sutherlands and the Flint Hills Mall
- One minute from I-35 and easy ingress/egress off Industrial Road and W. 18th Avenue
- 21 on site parking spots with more cross-easement parking available
- Great retail corridor with notables such as Walmart Supercenter, Walgreens, Hobby Lobby, McDonald's, QuikTrip, Starbucks, Taco Bell, and many more
- College town including Emporia State University and Flint Hills Technical College with multiple public schools and nearby Newman Regional Medical Center and Stormont Vail Hospital soon to be built
- Nearby industrial tenants include Hostess Brands, Dept. of Transportation, Better Life Technology, Coca-Cola Bottling, etc.
- Over a dozen hotel/motels in the immediate vicinity
- Zoned General Commercial



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents





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DRONE AERIAL





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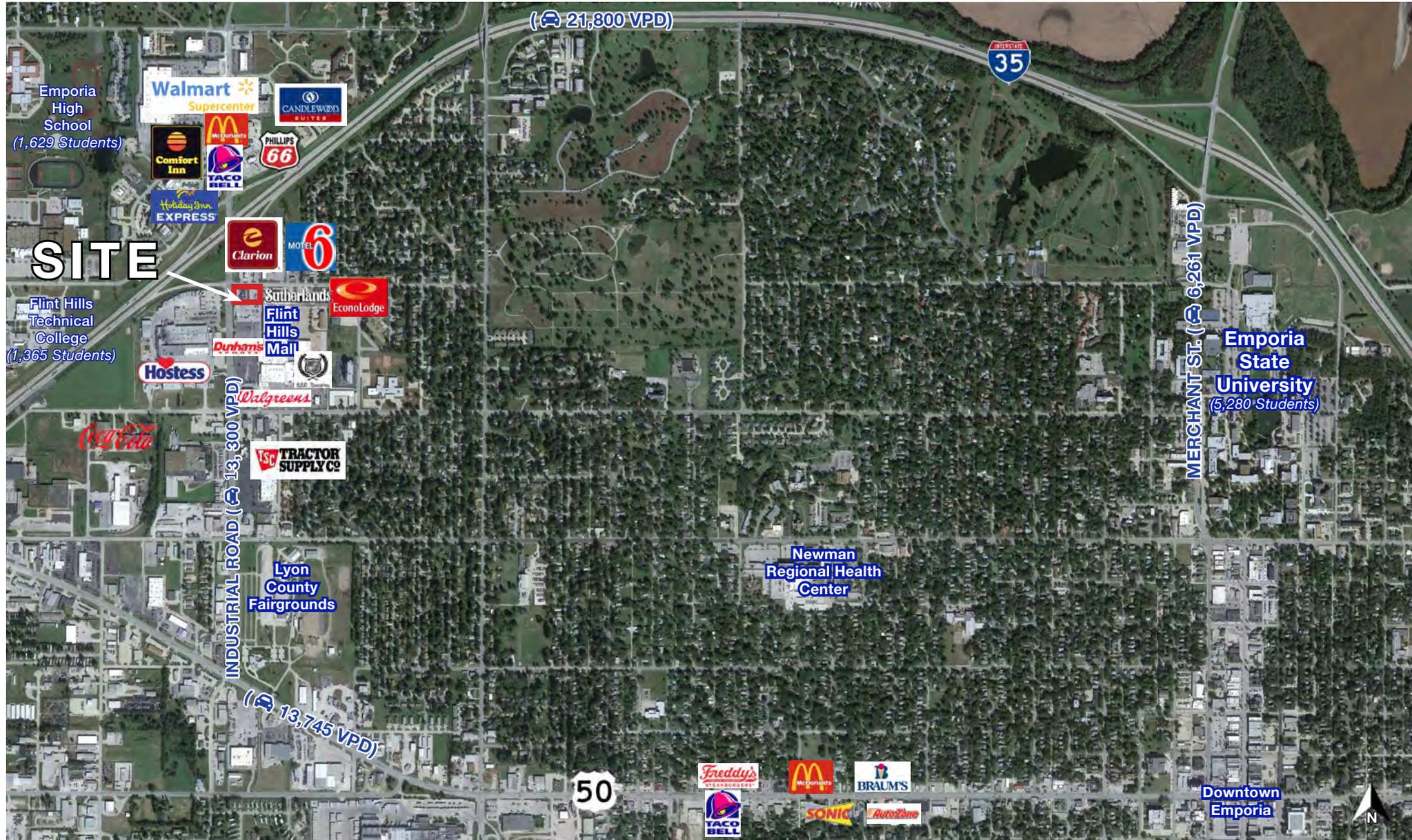




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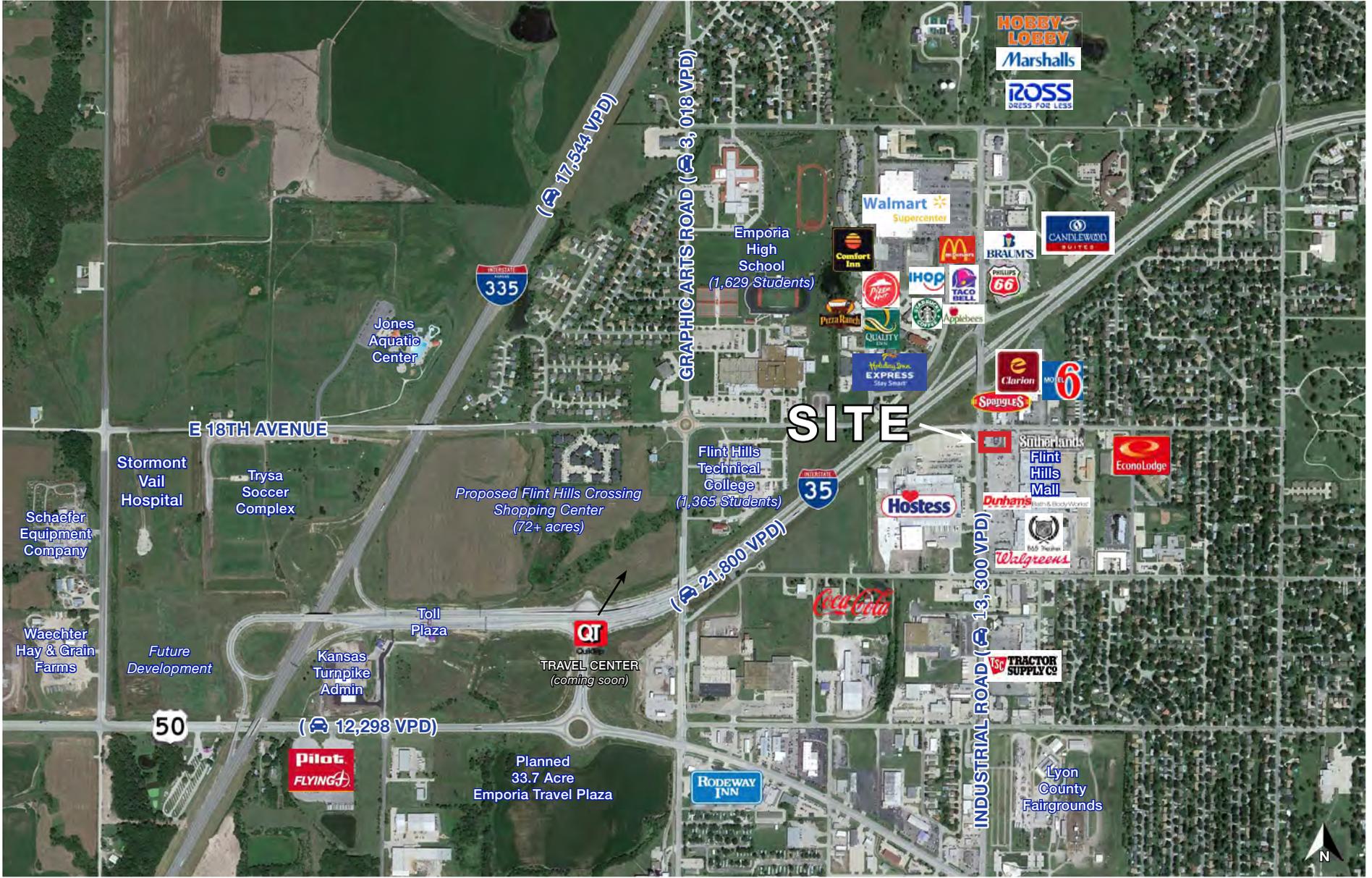




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PHOTOS





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PARCEL MAP





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DEMOGRAPHIC SUMMARY

2025 SUMMARY	10 - MIN.	20 - MIN.	30 - MIN.
Population	25,286	27,869	32,536
Households	10,186	11,243	13,149
Average Household Size	2.4	2.4	2.4
Median Age	31.4	32.6	34.1
Median Household Income	\$55,586	\$58,575	\$60,940
Average Household Income	\$68,401	\$71,348	\$74,487
2030 SUMMARY	10 - MIN.	20 - MIN.	30 - MIN.
Population	24,846	27,432	31,937
Households	10,409	11,501	13,383
Median Household Income	\$55,023	\$58,014	\$60,423
Average Household Income	\$67,527	\$70,433	\$74,487

POPULATION
25,734
5 MILE

MEDIAN AGE
31.6
30 MILE

AVG HH SIZE
2.4
5 MILE

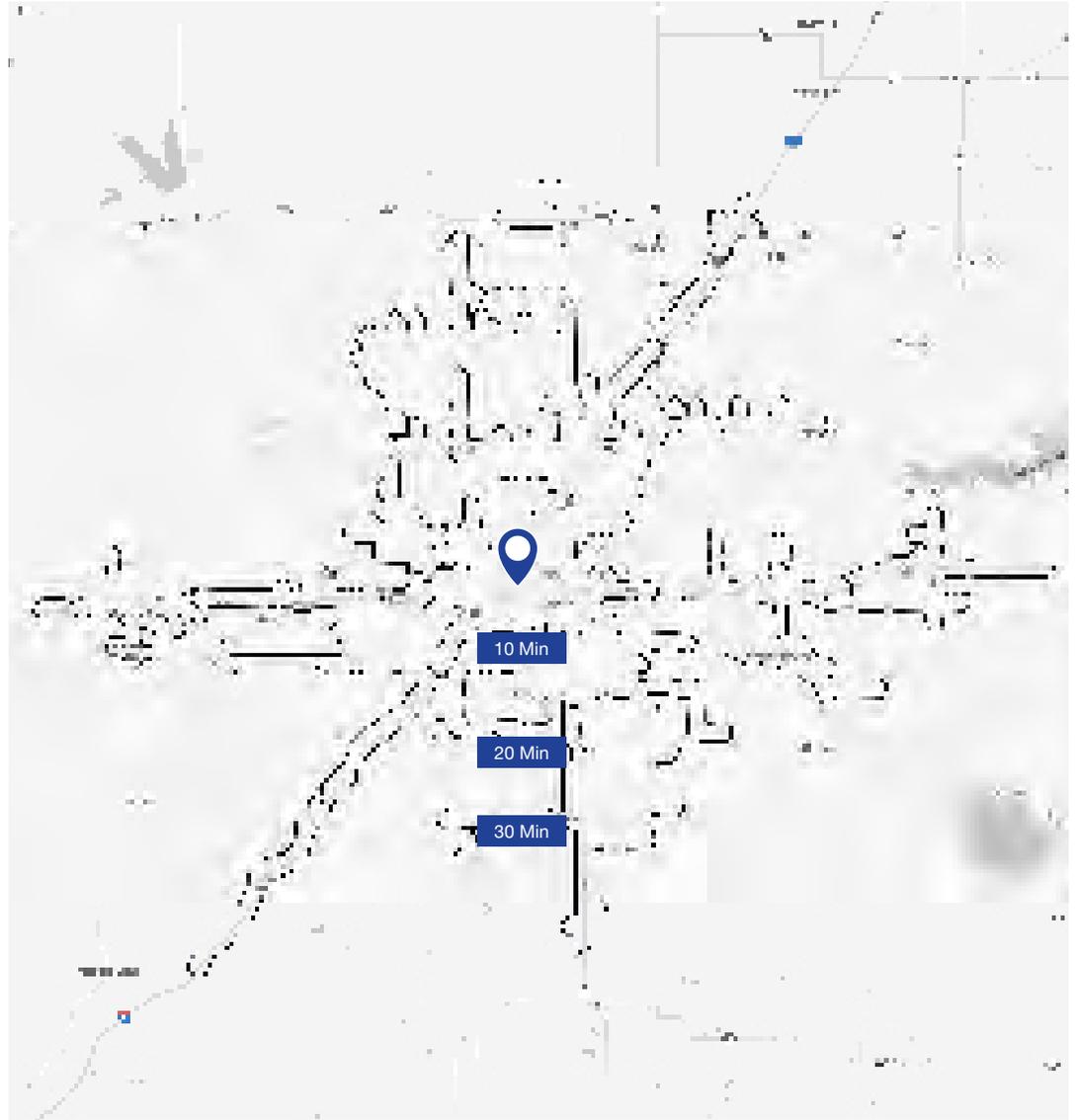
TOTAL BUSINESSES
953
5 MILE

TOTAL EMPLOYEES
12,232
5 MILE

AVERAGE HH INCOME
\$97,060
5 MILE

AVERAGE HH NET WORTH
\$536,289
5 MILE

PER CAPITA INCOME
\$28,177
5 MILE





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2725 W. 18th Avenue Emporia, KS 66801	10 min drive time	20 min drive time	30 min drive time
Population			
2025 Estimated Population	25,286	27,869	32,536
2030 Projected Population	24,846	27,432	31,937
2020 Census Population	24,973	27,556	32,310
2010 Census Population	25,865	28,716	33,814
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	-0.2%	-0.3%
2025 Median Age	31.4	32.6	34.1
Households			
2025 Estimated Households	10,186	11,243	13,149
2030 Projected Households	10,409	11,501	13,383
2020 Census Households	10,217	11,275	13,206
2010 Census Households	10,186	11,311	13,331
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	-	-	-
Race and Ethnicity			
2025 Estimated White	69.7%	71.8%	74.6%
2025 Estimated Black or African American	3.0%	2.8%	2.5%
2025 Estimated Asian or Pacific Islander	2.9%	2.6%	2.3%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2025 Estimated Other Races	23.7%	22.0%	19.8%
2025 Estimated Hispanic	29.0%	27.1%	24.4%
Income			
2025 Estimated Average Household Income	\$68,401	\$71,348	\$74,487
2025 Estimated Median Household Income	\$55,586	\$58,575	\$60,940
2025 Estimated Per Capita Income	\$27,902	\$29,100	\$30,385
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	7.2%	6.5%	5.8%
2025 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.2%	5.1%
2025 Estimated High School Graduate	33.9%	33.2%	33.3%
2025 Estimated Some College	19.1%	19.7%	20.4%
2025 Estimated Associates Degree Only	7.6%	7.4%	7.6%
2025 Estimated Bachelors Degree Only	15.1%	15.5%	16.0%
2025 Estimated Graduate Degree	12.0%	12.4%	11.8%
Business			
2025 Estimated Total Businesses	941	988	1,124
2025 Estimated Total Employees	12,148	12,529	13,482
2025 Estimated Employee Population per Business	12.9	12.7	12.0
2025 Estimated Residential Population per Business	26.9	28.2	29.0

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