



HIGH VISIBILITY RETAIL OPPORTUNITY

FOR SALE/LEASE 2010-2020 E. 1ST ST., PRATT, KS 67124

SALE PRICE	\$599,000
LEASE RATE	\$10.00/SF, NNN
ESTIMATED NETS	\$4.30/SF
BUILDING SIZE	10,000 SF
AVAILABLE SF	4,800 SF
PARKING	Approx. 47 Spaces
ZONING	C-S, Highway Service District

PROPERTY HIGHLIGHTS

- Located minutes from Pratt Community College and Pratt Regional Medical Center, supporting steady daytime population and repeat visits.
- Join Maurice's, a proven national apparel retailer with a loyal customer base.
- Flexible investment or occupancy opportunity appealing to investors, owner-users, and retailers seeking a high-visibility presence.
- Area businesses include:



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	6,940	7,375	8,077
AVG. HH INCOME	\$83,287	\$84,752	\$86,291
MEDIAN AGE	36.1	36.5	37.1
TRAFFIC COUNTS			
	ALONG 1ST ST.		11,363 VPD
	ALONG K-61 HWY.		6,083 VPD



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INTERIOR PHOTOS



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AERIAL VIEW



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. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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