

# 2500 SOUTH 4<sup>TH</sup> STREET

## LEAVENWORTH, KS



**FREESTANDING RETAIL WITH DRIVE – THRU**

**7,700 SF with 152' OF FRONTAGE**



SOUTH



Saint John Hospital

UNIVERSITY  
of SAINT MARY



Goodcents



CHINA BUFFET



Walgreens



Limit St.



Limit St.



S 4th St (19,800 VPD)



★ SUBJECT





NORTH



HOMER'S DRIVE IN



DONUT PALACE



★ SUBJECT

S 4th St (19,800 VPD)



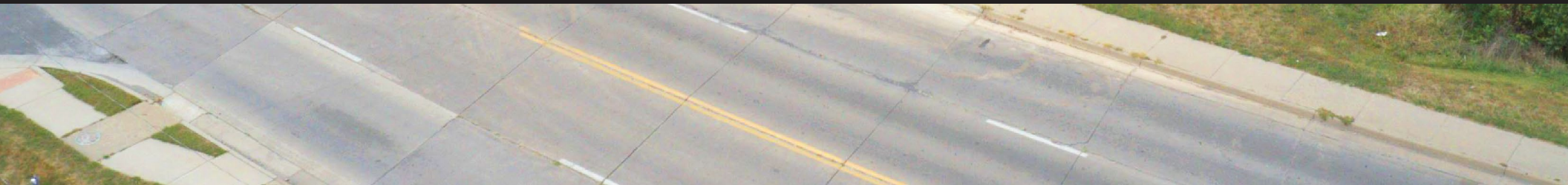




# EXECUTIVE SUMMARY

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2500 South 4th St, Leavenworth, KS 66048





# 2500

*South 4<sup>th</sup> St*

**KLAMEN COMMERCIAL ADVISORS**, retained on an exclusive basis, is pleased to present the opportunity to acquire a 100% fee simple interest in 2500 South 4<sup>th</sup> St, Leavenworth, KS, ("The Property"). The subject property is a 7,700 SF Freestanding retail building situated on a 1.23 Acre lot with 24 surface parking spaces.

The drive-thru property was built in 2020 and remains in excellent condition. It is located off the heavily trafficked 4<sup>th</sup> Street surrounded by numerous retailers and housing communities. The location offers 152' of frontage, excellent visibility, and impressive daily traffic counts of 19,800 VPD.

The property is currently 100% vacant, following the closure of Kare Pharmacy that decided to cease operations in October 2024 due to corporate performance and shifting company strategies. This presents a new opportunity for a prospective tenant or investor to capitalize on the property's prime location, high visibility, and proximity to national tenants.

**The property is being offered free and clear of debt at \$1,750,000.**

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**\$1,750,000**

PURCHASE PRICE

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**2020**

YEAR BUILT

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**1.23 AC**

TOTAL ACRES

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**\$227**

PRICE PER  
SQUARE FOOT

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**7,700**

TOTAL RENTABLE  
SQUARE FOOTAGE

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**1**

NUMBER OF SUITES



# INVESTMENT HIGHLIGHTS

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## STRATEGIC LOCATION

The property is positioned on a heavily trafficked street with daily traffic counts of 19,800 vehicles per day (VPD), ensuring strong visibility and accessibility.

## GROWING ECONOMIC AREA

Leavenworth is part of the Kansas City MSA, with continued growth in population and employment opportunities. The presence of both local and national retailers in the immediate trade area further enhances the commercial viability of this property.

## PROXIMITY TO MAJOR EMPLOYERS

The site is located just 5.1 miles from Fort Leavenworth, the largest employer in the area with over 9,200 employees, and near other key employers like the VA Medical Center and the Leavenworth Federal Penitentiary.

## NEW CONSTRUCTION

Built in 2020, the 7,700 squarefoot drive-through retail building is in excellent condition and is situated on 1.23 acres of land, offering flexibility for various retail or commercial uses.

## READY FOR OCCUPANCY

The property is currently 100% vacant, providing investors with an opportunity to lease the space at market rates or redevelop based on tenant demand.

## VISIBILITY

The property boasts 152 feet of frontage On South 4th St, providing excellent branding opportunities and street exposure for any future tenants or businesses.





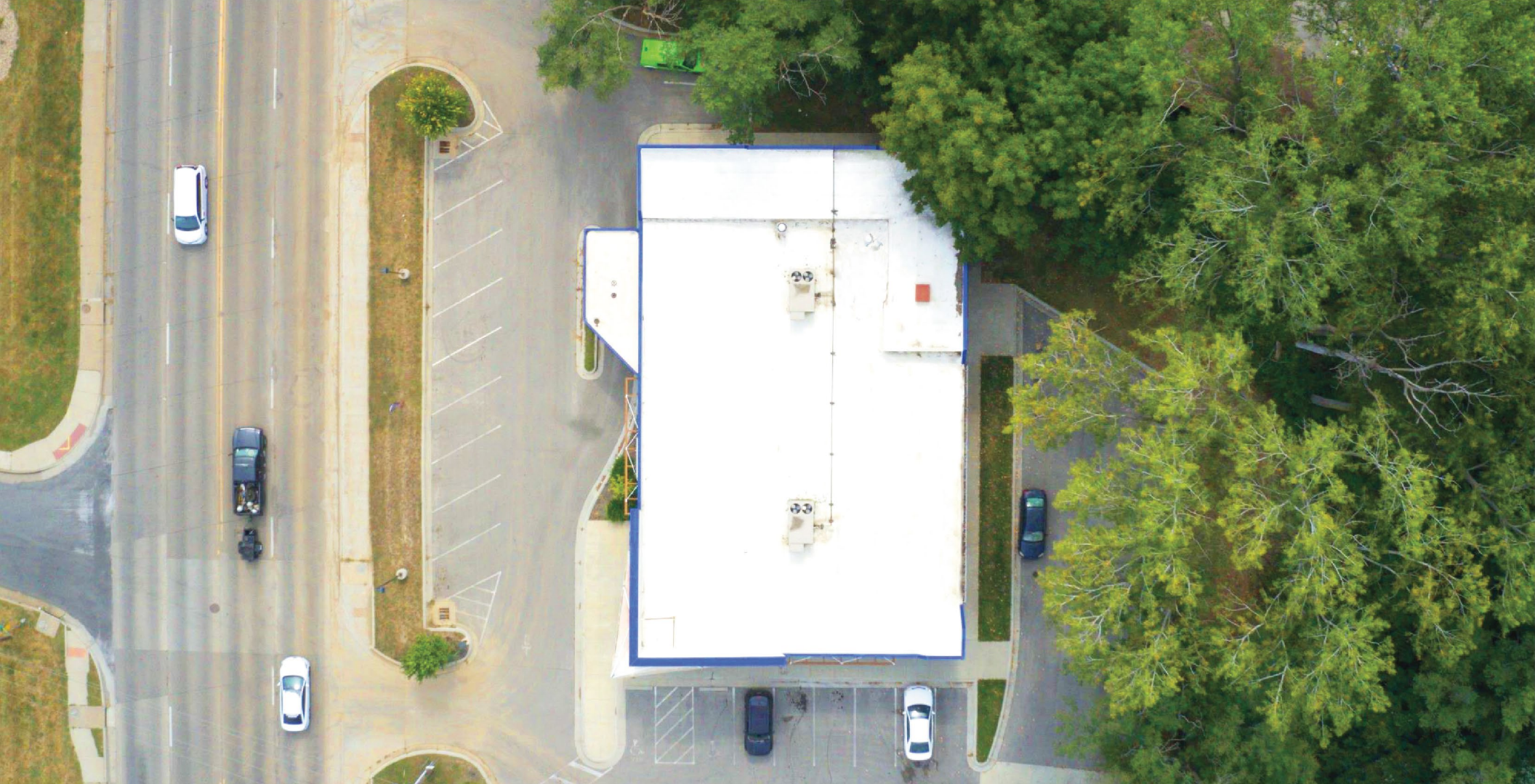
## TOTAL POPULATION

2-Mile Population:	20,139
5-Mile Population:	51,436
10-Mile Population:	82,824

## ANNUAL HOUSEHOLD INCOME

2-Mile Avg HH Income:	\$79,841
5-Mile Avg HH Income:	\$90,468
10-Mile Avg HH Income:	\$103,464

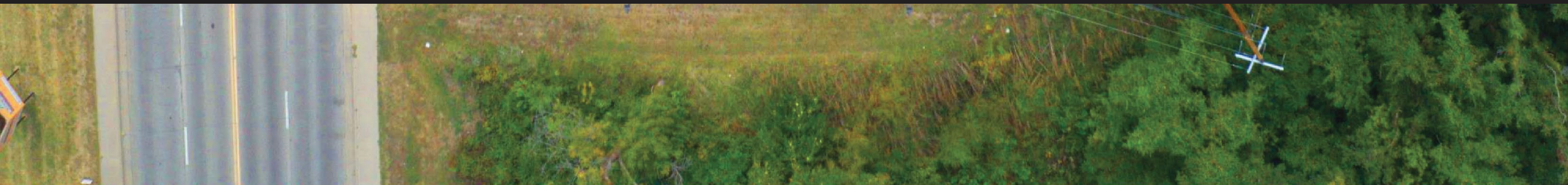




# THE PROPERTY

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2500 South 4th St, Leavenworth, KS 66048





Casey's

Advance  
Auto Parts

PRICE  
CHOPPER  
SUBWAY

★ SUBJECT

LITTLE CHOMPERS  
Dental Care  
Lazerdoc  
PRECISION  
ENDODONTICS

Commerce Bank

CVS  
redbox.

genOa  
healthcare

SUNOCO

TACO  
BELL  
Goodcents

Walgreens  
CHINA BUFFET  
Applebee's  
Wendy's  
GENESIS  
CLUBS

SONIC  
LONG JOHN  
SILVER'S  
SHERWIN  
WILLIAMS.  
McDonald's  
OLYMPIC  
CAR WASH

ACE  
100 YEARS OF HELPFUL

Saint John Hospital

VA  
U.S. Department  
of Veterans Affairs

UNIVERSITY  
of SAINT MARY

73

enterprise

Morris Smith  
Ford of Leavenworth  
Ford

U-HAUL®  
Starbucks

THE  
HOME  
DEPOT

ALDI

O'Reilly  
BUFFALO  
WILD WINGS

TSC TRACTOR  
SUPPLY CO.

KANSAS CITY  
32 min (29.4 miles)



# BUILDING DESCRIPTION

## BUILDING DESCRIPTION

**Built: 2020**

**Construction: Concrete**

**Building SF: 7,700**

**Roof: Flat TPO**

**Basement: None**

**Parking: 24 Parking Spaces**

**Zoning: GBD (General Business District)**





# ZONING ANALYSIS

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## ZONING: GENERAL BUSINESS DISTRICT (GBD)

### PERMITTED USES – LEAVENWORTH, KS

- ▶ **Financial services:** Financial institution, with and without drive-thru
- ▶ **Retail (Sales):** Consumer goods, sundries, pharmaceuticals, convenience stores, building supplies and equipment, food, beverage, and groceries
- ▶ **Food and Beverage Services:** Restaurant, with and without drive-in or drive-thru, bars or taverns
- ▶ **Offices:** Administrative and professional offices, nonprofit, community health, and welfare service organizations
- ▶ **Commercial Services:** General personal services, funeral, mortuary, crematory, building services, business support
- ▶ **Veterinary Services:** Veterinary clinics with and without boarding
- ▶ **Recreation and Entertainment:** Indoor commercial recreation/entertainment, art gallery or museum
- ▶ **Hotels and Visitor Accommodation:** Hotels, limited-service hotels, bed and breakfast inns
- ▶ **Warehouse, Storage, and Distribution:** Mini-storage, moving and storage facilities, wholesale trade or storage (general and light)
- ▶ **Vehicle Services:** Automobile repair shop, automobile, boat, truck, motorcycle, RV sales, rental, and service





# FINANCIAL SUMMARY

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2500 South 4<sup>th</sup> St, Leavenworth, KS 66048





# FINANCIAL SUMMARY

## PRICING SUMMARY

Price	\$1,750,000
Total Rentable Square Footage:	7,700
Price Per Square Foot:	\$227.3
Total Land Area:	1.23 AC
Year Built/Renovated:	2020
Number of Suites:	1

## DEMOGRAPHICS

2-Mile Population:	20,139
5-Mile Population:	51,436
10-Mile Population:	82,824
2-Mile Avg HH Income:	\$79,841
5-Mile Avg HH Income:	\$90,468
10-Mile Avg HH Income:	\$103,464

## TAX INFORMATION

County:	Leavenworth
State:	KS
Market:	Kansas City
DMA:	Kansas City, MO-KS

**2500**  
*South 4<sup>th</sup> St*





# MARKET SUMMARY

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2500 South 4<sup>th</sup> St, Leavenworth, KS 66048





25TH LARGE METRO

2.2M TOTAL POPULATION

897K TOTAL HOUSEHOLD

# KANSAS CITY

Kansas City is known its elite strategic location. Centrally located within the United States, Kansas City is a key transportation and logistics hub. With a robust infrastructure that includes major highways, railroads, and an expanding international airport, the city is positioned as a critical link for businesses requiring efficient distribution across the country. This accessibility benefits companies engaged in manufacturing, logistics, and trade, as they can reach both coasts with relative ease, enhancing supply chain efficiency.

The city's growing and diversified economy adds to its market strength. Historically centered on agriculture and manufacturing, Kansas City has broadened its economic base, with growth in key sectors like healthcare, technology, and professional services. The presence of higher education institutions such as the University of Missouri-Kansas City and a flourishing startup scene have contributed to a well-educated and skilled workforce, particularly in tech, engineering, and healthcare. This access to talent provides businesses with the human resources necessary for growth and innovation.

Kansas City's business-friendly environment is a major factor driving investment in the region. Both Missouri and Kansas offer favorable tax policies and economic incentives designed to attract and support businesses. These include tax credits, grants, and other financial support programs aimed at fostering growth across industries. This pro-business stance, along with Kansas City's affordable real estate market, creates an ideal environment for companies looking to establish a strong presence in the Midwest.





# SUBMARKET HIGHLIGHT

## LEAVENWORTH, KS

Leavenworth, Kansas, located just 23 miles northwest of Kansas City, has seen a surge in investment thanks to over \$60 million in local projects focused on infrastructure upgrades and retail development. Home to Fort Leavenworth, known as the "Intellectual Center of the Army," the city supports over 5,400 active-duty personnel at key military institutions.

Just 14 miles south is Village West, a major shopping and entertainment hub, featuring attractions like Kansas NASCAR Speedway and Legends Outlets. Despite its retail growth, Leavenworth boasts a cost of living 15% below the national average, making it ideal for business operations.

Additionally, the city hosts major employers such as Hallmark Production Center, Cereal Ingredients, Cubic Global Defense, Great Western Manufacturing, Heatron, Inc., and Northrop Grumman, fostering ongoing economic expansion.





# 2500 *South 4<sup>th</sup> St*

*The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Klamen Commercial Advisors does not doubt its accuracy; however, Klamen Commercial Advisors makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. This 'Offering Memorandum' is for informational purposes only and Klamen Commercial Advisors encourages all potential interested buyers to seek advice from your legal, tax and financial advisors before making any real estate purchase.*

## KLAMEN COMMERCIAL ADVISORS

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# KLAMEN COMMERCIAL ADVISORS

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## NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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