

Walmart-Anchored Shadow Center For Lease

EL DORADO CENTRE

2733 West Central Avenue, El Dorado, KS 67042



PROPERTY HIGHLIGHTS

- Walmart-Anchored Shadow Center
- 25 miles outside of Wichita, KS (largest city in Kansas)
- Home to Butler Community College (13,000 students enrolled)
- Home to 4 Fortune 500 companies: Berkshire Hathaway, Keiwi Corporation, Mutual of Omaha, and Union Pacific Corporation
- Residential growth with new apartment complex and housing development

For More Information:

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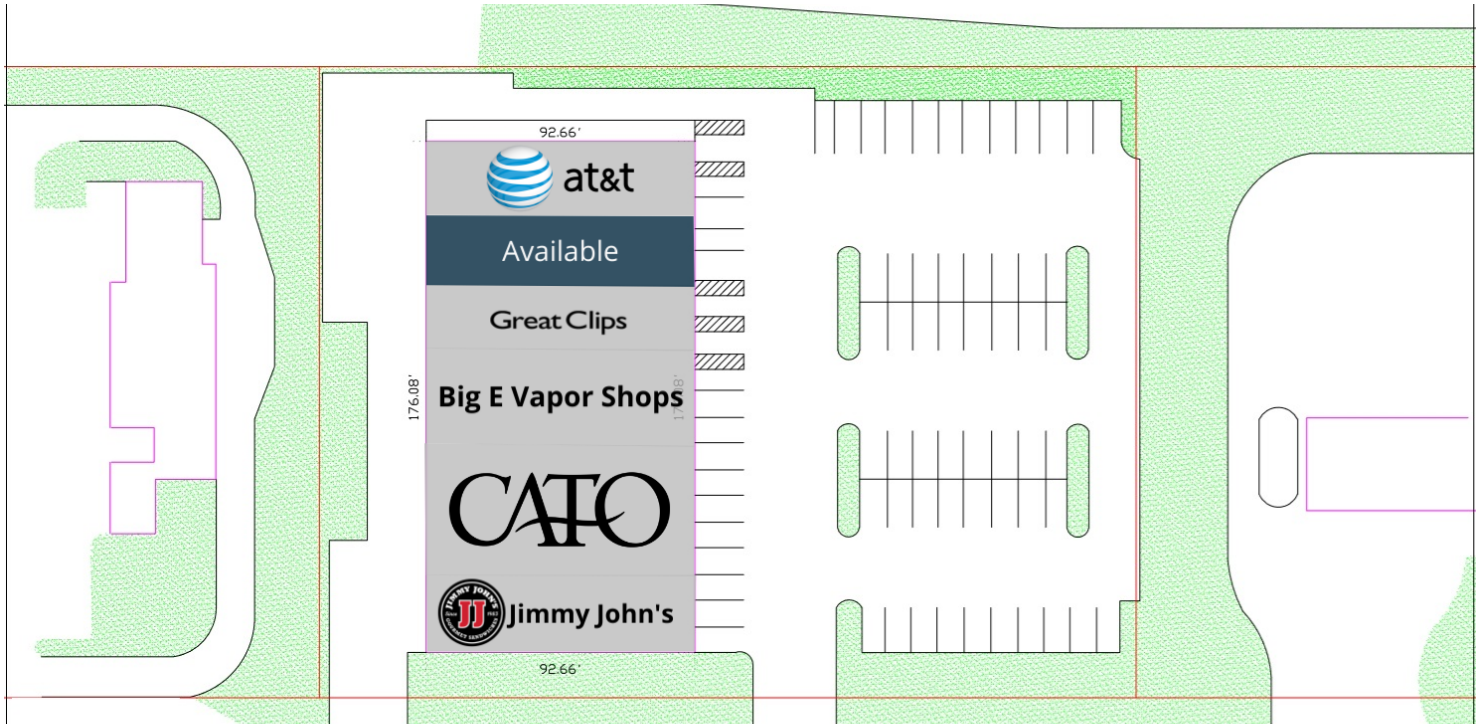
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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

El Dorado Centre is near the intersection of Highway 254 and I-35 in El Dorado, KS. Located off W Central Ave, the shopping center sees a combined 32,000 VPD and is supported by the Walmart Supercenter. The center is anchored by Cato, AT&T (Four State Wireless), and Great Clips.

El Dorado is the county seat of Butler County, Kansas and located 25 miles from Kansas's largest city, Wichita. EL Dorado is home to Butler Community College, which is the second largest community college in Kansas enrolling over 13,000 students and adding \$400 million annually to South Central Kansas's economy. Five of the city's largest employers—El Dorado Refinery, BG Products, Barton Solvents, Valmont Industries, and Pioneer Balloon Co.—are all within 5 minutes of El Dorado Centre.

SPACES	LEASE RATE		SPACE SIZE
Vacant	Negotiable		2,135 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,282	4,526	7,005
Total Population	3,304	11,450	17,613
Average HH Income	\$49,516	\$50,948	\$54,581

El Dorado Centre

RETAILER MAP



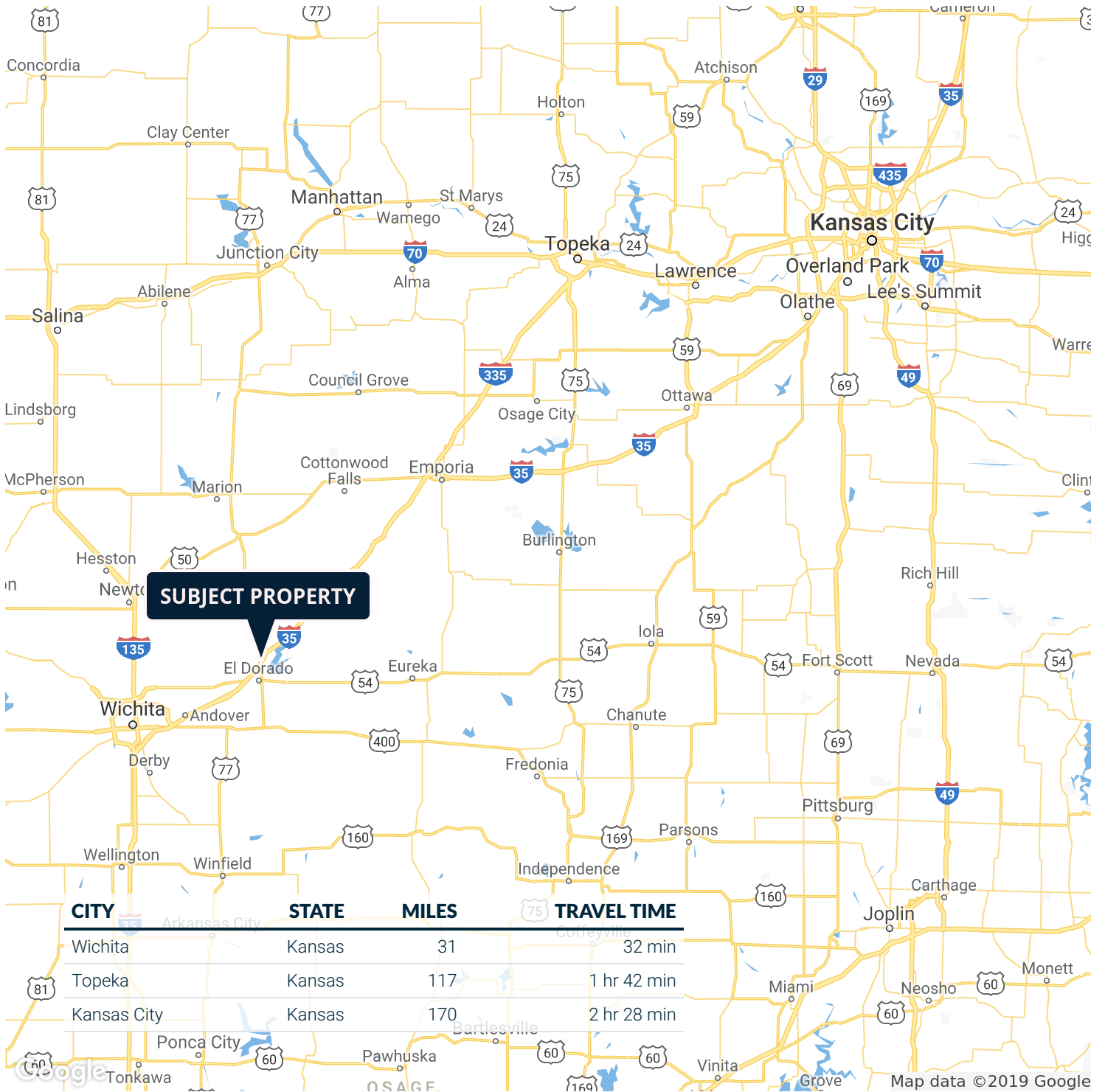
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AERIAL MAP



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