

For Sale or Lease

7,200 SF | \$575,000 | \$8.00/SF
Retail Space



Former Aaron's

1418 E 4th Ave
Hutchinson, Kansas 67501

Property Highlights

- Free-Standing Hard Corner Retail
- Building Size: 7,200 SF
- Site Area: 25,920 SF
- Open Retail Floor Plan Including: Inventory, Storage Area w/ Electric Cornell Rolling Overhead Door
- 28 Parking Stalls
- Building & Pole Signage on both Hwy 61 & 4th Ave
- Dense Residential
- Lease Rate: \$8.00/SF NNN (taxes & insurance estimated at \$2.52/SF with tenant self maintaining CAM)

Offering Summary

Sale Price:	\$575,000
Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	7,200 SF
Available SF:	7,200 SF
Lot Size:	25,920 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,770	14,540	18,825
Total Population	6,609	34,842	45,314
Average HH Income	\$51,180	\$71,954	\$78,801

For More Information

Troy Farha

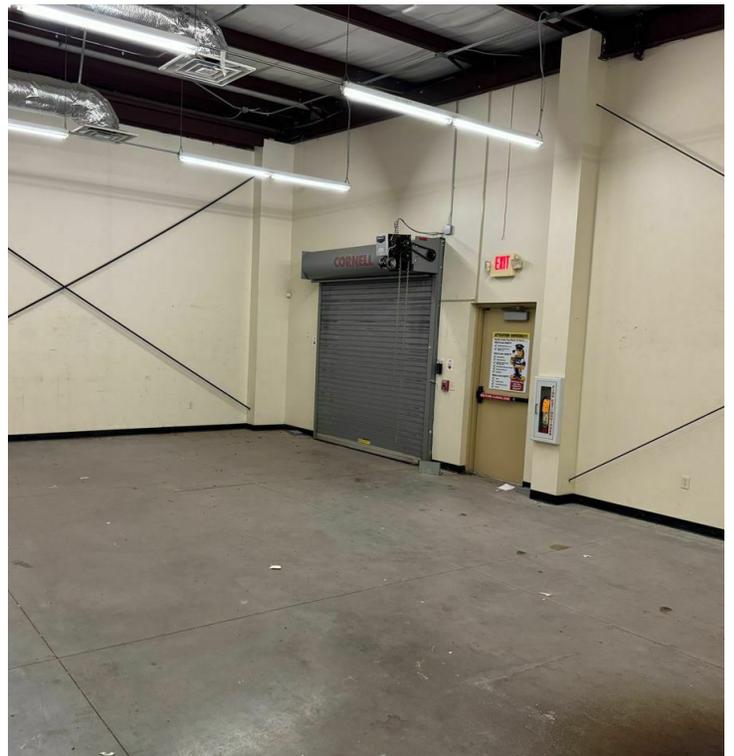
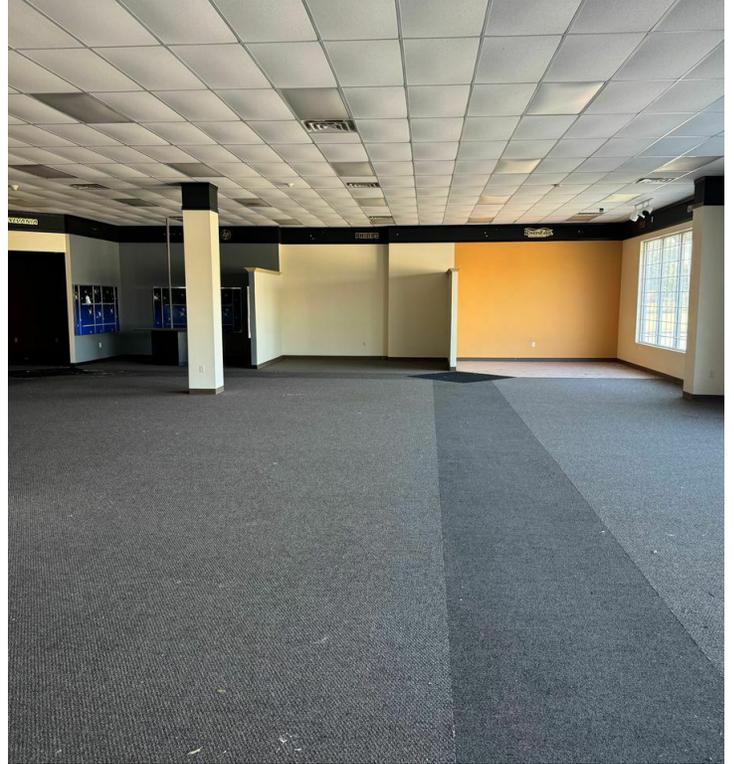
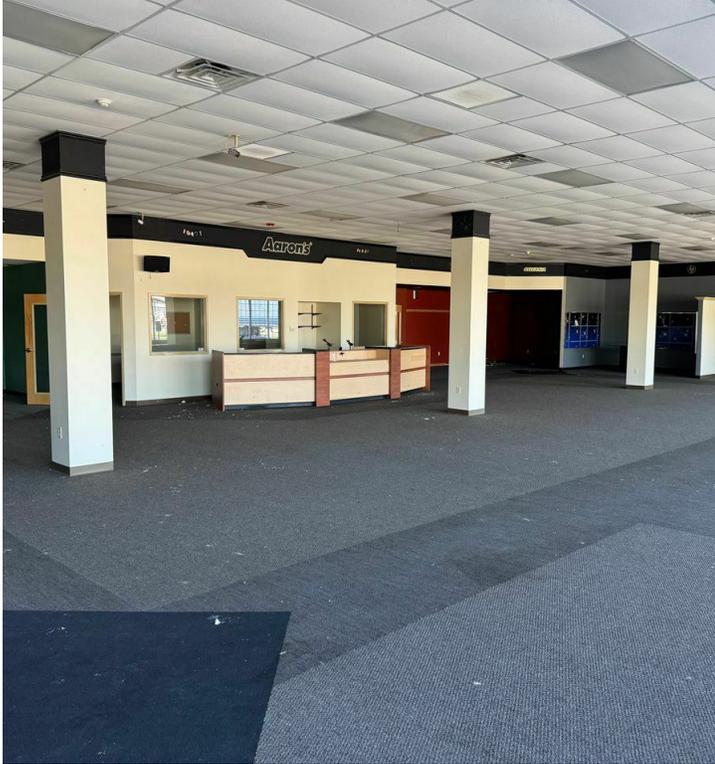
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SITE PLAN



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