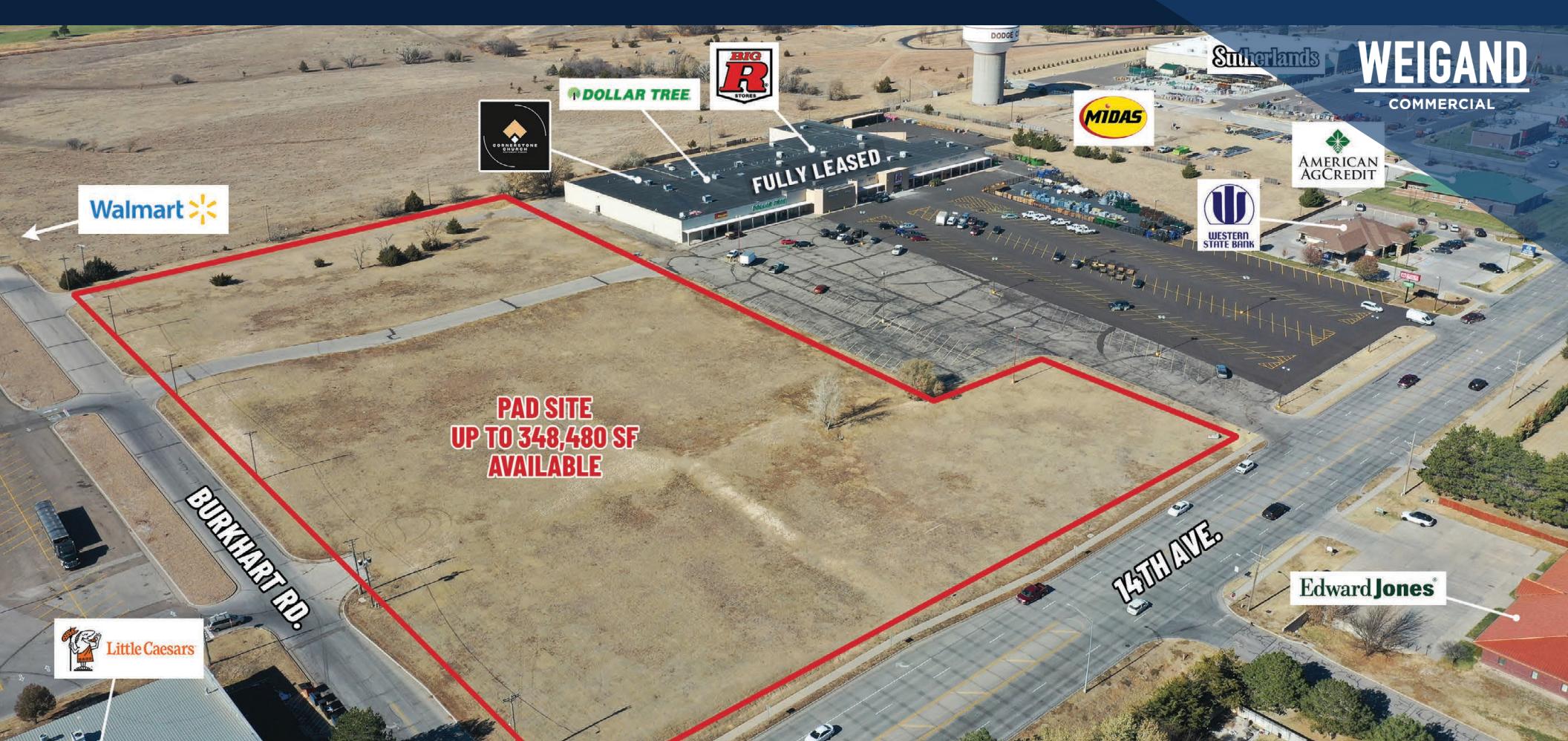


Sutherlands

WEIGAND
COMMERCIAL

WALMART ANCHORED RETAIL DEVELOPMENT LAND

GROUND LEASE 2101 N. 14TH AVE., DODGE CITY, KS 67801

PAD SITE AVAILABLE
Up to 348,480 SF

PRICING
Contact Broker

TRAFFIC COUNT
14,650 VPD @ 14th & Soule

PROPERTY HIGHLIGHTS

- Prime Walmart anchored retail development offering multiple pad sites totaling up to 348,480 SF in the heart of Dodge City's dominant retail corridor.
- Adjacent to a fully leased center featuring strong national tenants including Big R and Dollar Tree, driving consistent traffic and visibility.
- Excellent access and exposure near Hwy. 50 and Wyatt Earp Blvd., providing strong connectivity and high daily traffic counts.

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	7,038	29,643	31,366
AVG. HH INCOME	\$67,265	\$59,359	\$59,544
MEDIAN AGE	32.9	31.8	32.0



Austin Swisher, CCIM | 316-292-3902 | aswisher@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

WALMART ANCHORED RETAIL DEVELOPMENT LAND

GROUND LEASE 2101 N. 14TH AVE., DODGE CITY, KS 67801

WEIGAND
COMMERCIAL

AREA NEIGHBORS



Austin Swisher, CCIM | 316-292-3902 | aswisher@weigand.com

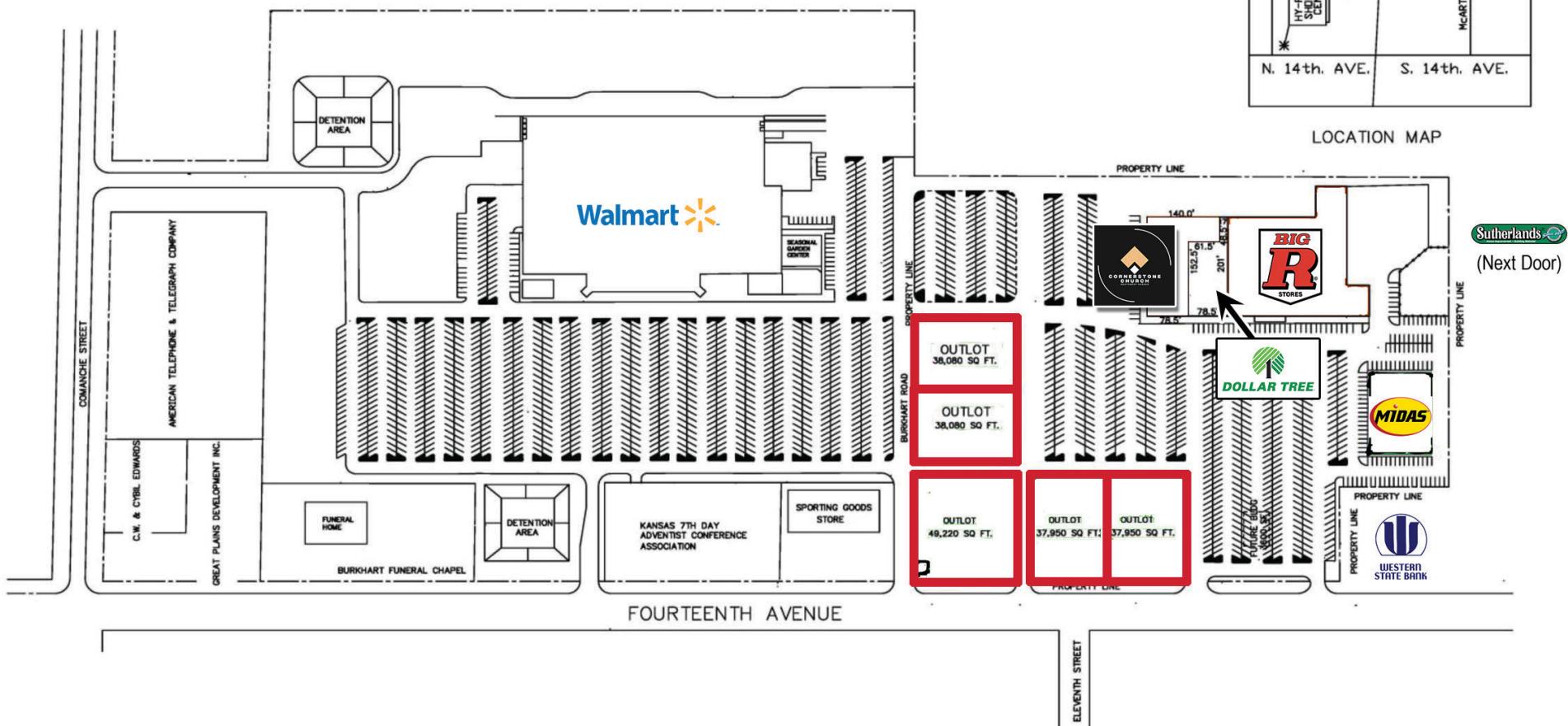
Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

WALMART ANCHORED RETAIL DEVELOPMENT LAND

GROUND LEASE 2101 N. 14TH AVE., DODGE CITY, KS 67801

WEIGAND
COMMERCIAL

SITE PLAN



Austin Swisher, CCIM | 316-292-3902 | aswisher@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

WALMART ANCHORED RETAIL DEVELOPMENT LAND

GROUND LEASE 2101 N. 14TH AVE., DODGE CITY, KS 67801

WEIGAND
COMMERCIAL

AERIAL VIEW



Austin Swisher, CCIM | 316-292-3902 | aswisher@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com