



# 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](mailto:aswisher@weigand.com)

Weigand Real Estate - Commercial  
Office: 316-262-6400  
[Weigand.com](http://Weigand.com)

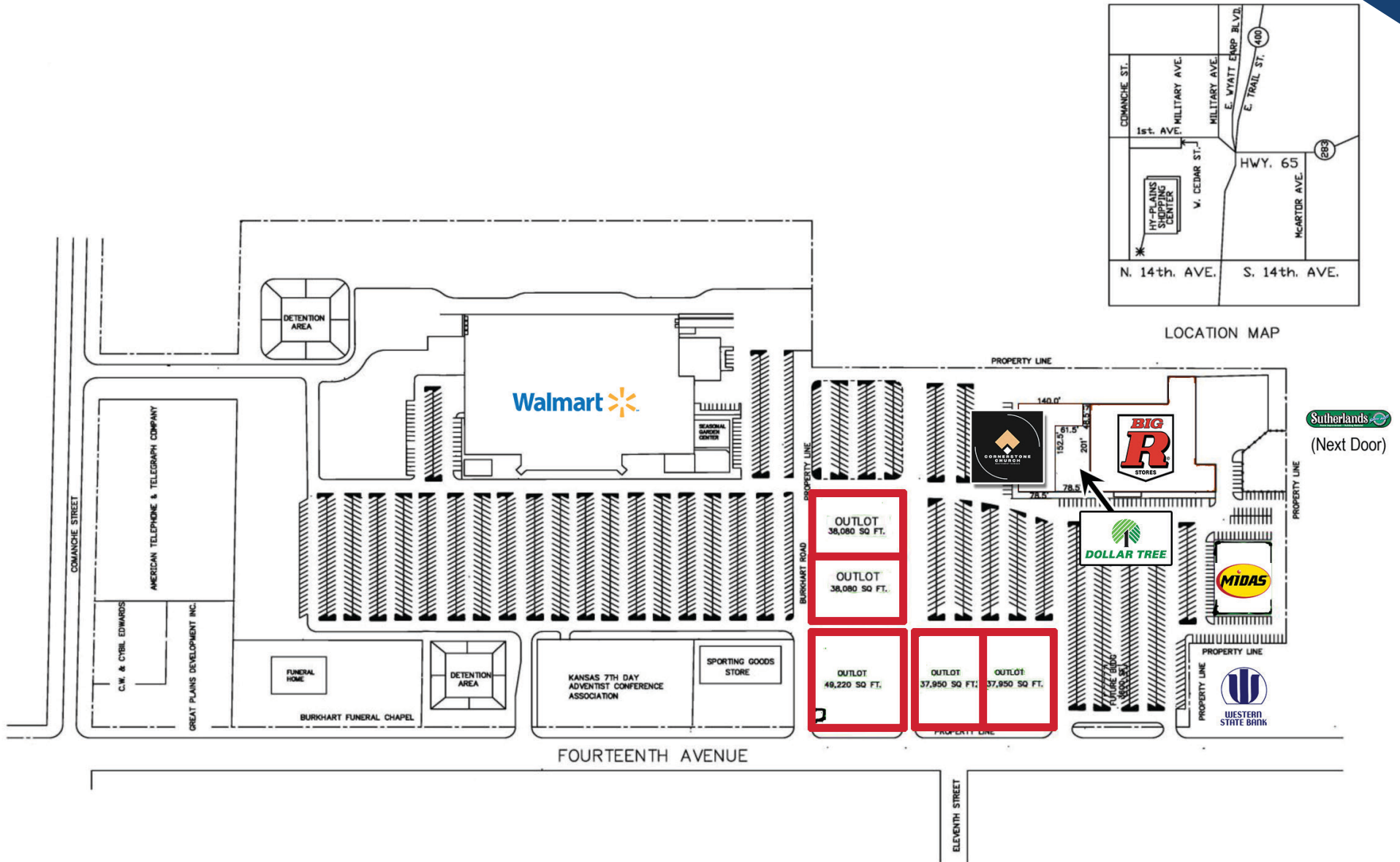


# WALMART ANCHORED RETAIL DEVELOPMENT LAND

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