

GARDNER, KS SITE FOR SALE OR GROUND LEASE



PRIME PAD SITE IN FAST GROWING AREA

187th Terrace & Gardner Road (NEQ) Gardner, Kansas



CATALYSTPROPERTYGROUP.COM | 913-914-7010 | 8131 METCALF AVE., SUITE 202, OVERLAND PARK, KS 66204

PROPERTY HIGHLIGHTS



WHY YOU SHOULD CONSIDER...

- 0.6-acre pad site for sale or lease
- Next to new high volume Taco Bell with cross access
- Utility connections in place
- Adjacent to Logistics Park Kansas City and BNSF Intermodal Facility
- Significant growth and development at Gardner Road and I-35

NEIGHBORING TENANTS



DEMOGRAPHICS

TOTAL POPULATION

1 Mile:	4,743
3 Mile:	22,481
5 Mile:	27,996



DAYTIME POPULATION

1 Mile:	873
3 Mile:	5,437
5 Mile:	7,136

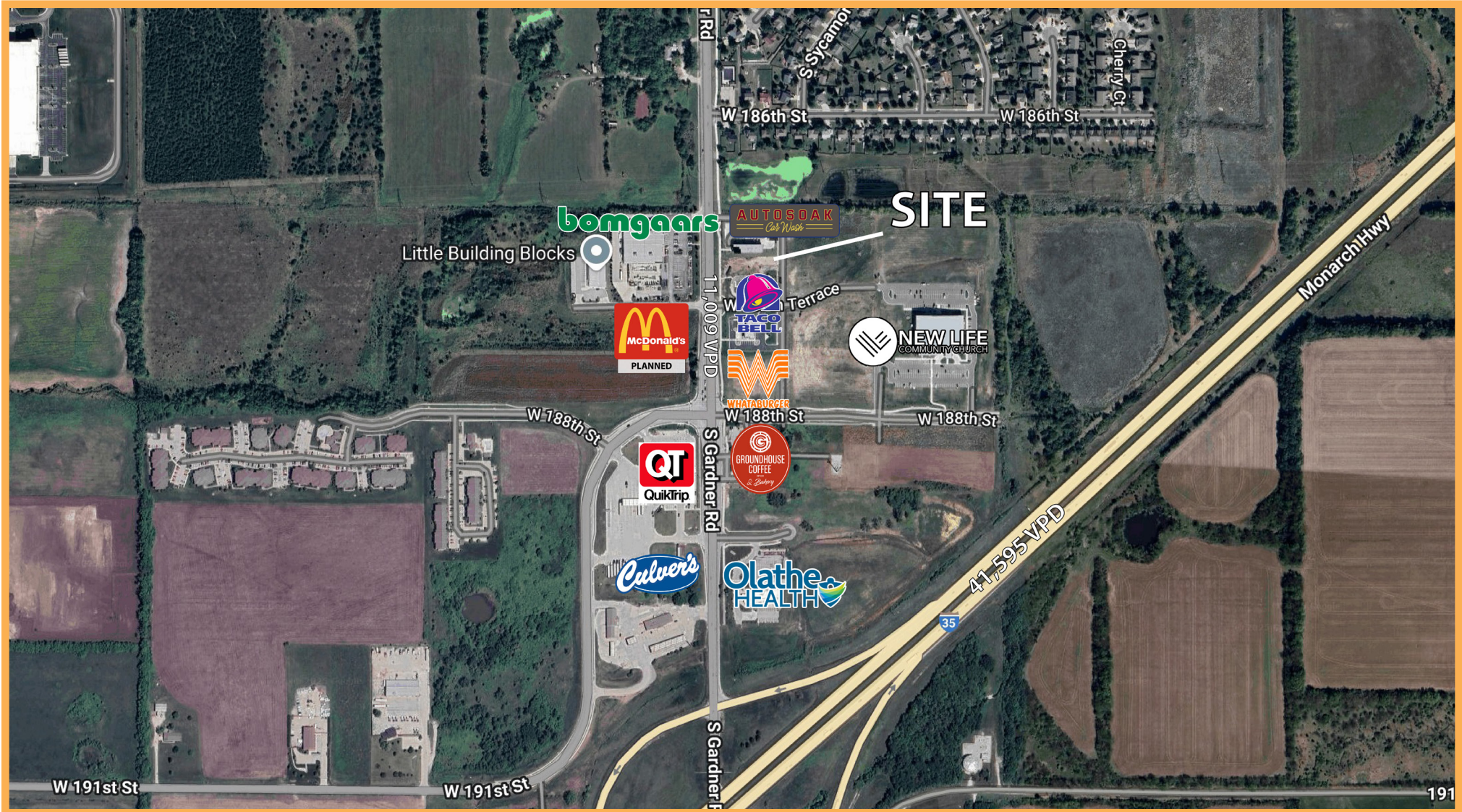


AVG HH INCOME

1 Mile:	\$ 126,291
3 Mile:	\$ 107,190
5 Mile:	\$ 115,712



SITE AERIAL



SITE AERIAL

