



NORTHERN KANSAS RETAIL

1510 28TH ST., BELLEVILLE, KS 66935

FOR SALE/LEASE
CONTACT BROKER

SITE SIZE
0.80 ACRES

BUILDING SIZE
9,012± SF

AVAILABLE SPACE
9,012± SF, DIVISIBLE

CEILING HEIGHT
12'

TRAFFIC COUNTS

APPROX. 4,550 VPD @ HWY. 36 & BELL LN.

YEAR BUILT
2007

CONSTRUCTION
METAL ON STEEL

ZONING
COMMERCIAL

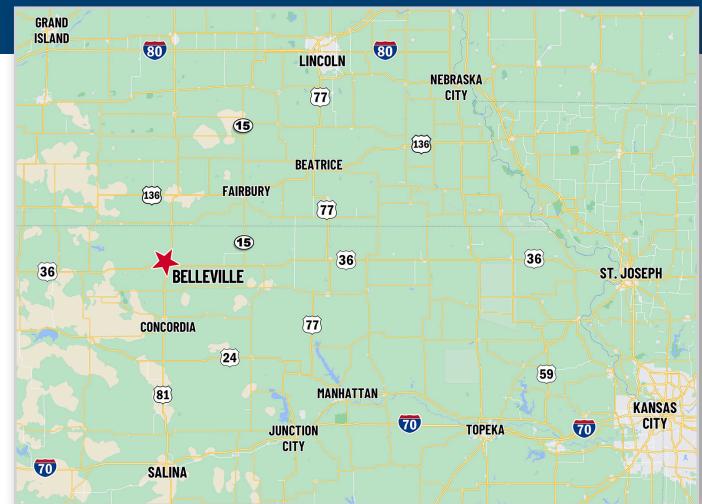
PARKING
45 SPACES

2024 TAXES

GENERAL: \$14,274.29 | SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Retail facility in Belleville, Kansas available for sale or lease.
- Facility can be used for a variety of uses.
- Highway 36/28th St. frontage.
- Excellent parking.
- Pylon signage.
- Area tenants include:



TRAVEL DISTANCE:

Lincoln, NE: 116 mi. | Kansas City, MO: 201 mi. | Salina, KS: 71 mi.



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OVERHEAD VIEW



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	POPULATION	1,593	2,128	2,269
	AVG. HH INCOME	\$78,945	\$76,990	\$76,802
	MEDIAN AGE	43.0	42.9	43.3

All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification.

Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.

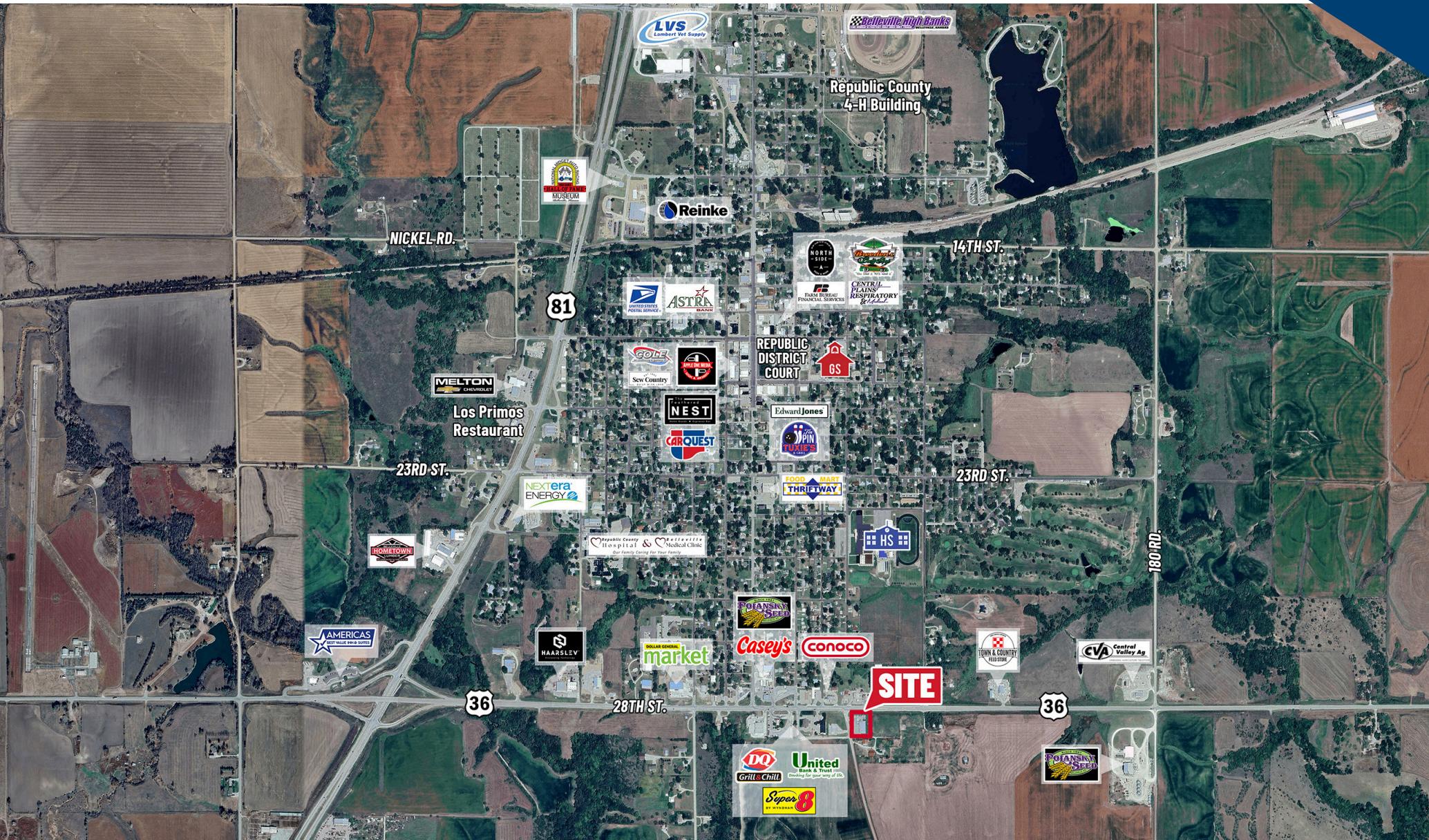


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AERIAL VIEW



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