



WEIGAND
COMMERCIAL

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

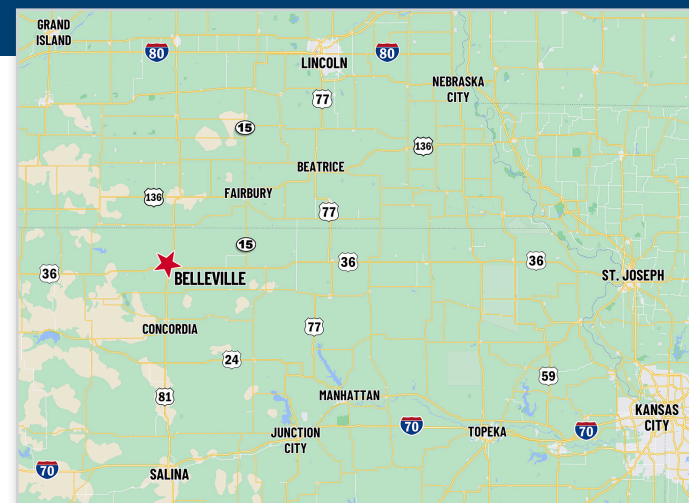
PROPERTY HIGHLIGHTS

- 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:

Casey's

**DOLLAR GENERAL
market**

**DQ
Grill & Chill**



TRAVEL DISTANCE:

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






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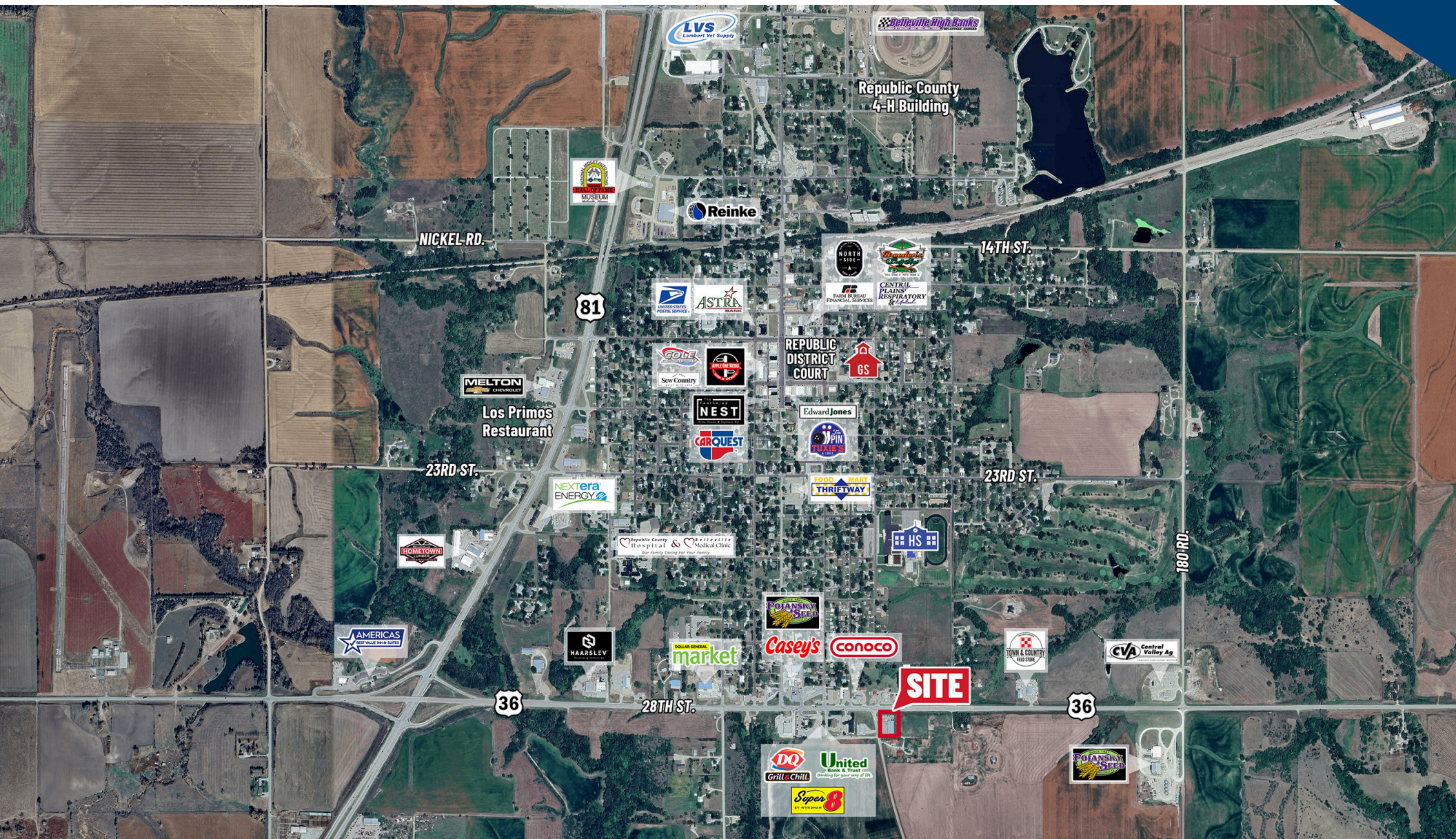
OVERHEAD VIEW



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.

AERIAL VIEW



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