



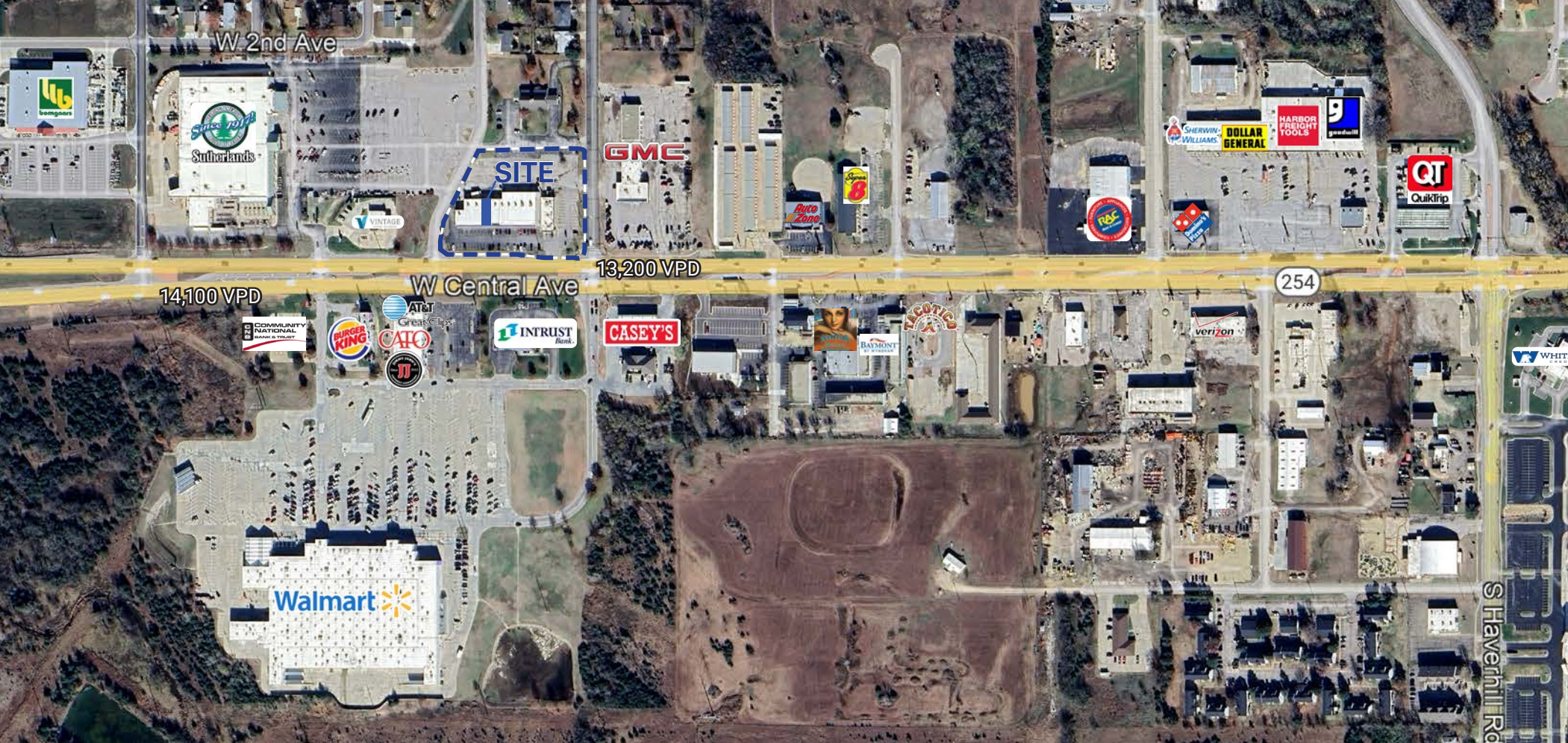
RETAIL

# DOLLAR TREE PLAZA | FOR LEASE

2710 W CENTRAL AVE., EL DORADO, KS

THE  
RETAIL  
GROUP





## PROPERTY DETAILS

|                 |             |
|-----------------|-------------|
| Building Size   | 19,900 SF   |
| Available SF    | 1,200 SF    |
| Lease Rate      | \$12.00 /SF |
| Additional Rent | \$6.25/SF   |

## PROPERTY HIGHLIGHTS

- Located on heavily traveled W Central Ave.
- Home of Butler Community College
- Just 30 miles NE of Wichita

## SNAPSHOT



**Estimated Vehicles/Day**  
W Central Ave  
27,300 VPD



**Avg. HH Income**  
5 mi Radius  
\$74,847



**Population**  
5 mi Radius  
15,526



# EL DORADO, KANSAS OVERVIEW



El Dorado, Kansas, is a charming city in Butler County, about 30 miles NE of Wichita, known for its rich history and vibrant community. Founded in the 1860s and incorporated in 1871, El Dorado's name, meaning "golden land" in Spanish, reflects its historical significance.

The city played a crucial role in the oil industry, with the El Dorado Oil Field being a major contributor to national and global oil production during World War I. Situated along the Walnut River, El Dorado offers a mix of historical sites, natural beauty, and modern amenities.

One of the key institutions in El Dorado is Butler Community College. Established in 1927, Butler Community College has become a prominent educational institution in Kansas. The main campus is at the southwest corner of Haverhill and Towanda, and it offers a wide range of programs, including IT, Agriculture, Business, Fine Arts, Nursing, and Education.

Major employers include the Susan B. Allen Memorial Hospital, HollyFrontier Corporation, Flinthill Services, Associated Homecare, and the City of El Dorado.

El Dorado offers a variety of attractions that cater to different interests. Those include El Dorado State Park, Kansas Oil Museum, Coutts Museum of Art, Walnut River Brewing Company, El Dorado Carnegie Library, the World War II History Center, and quaint downtown El Dorado.

Photo Source: <https://eldo.us/main-street-bridge-redux>