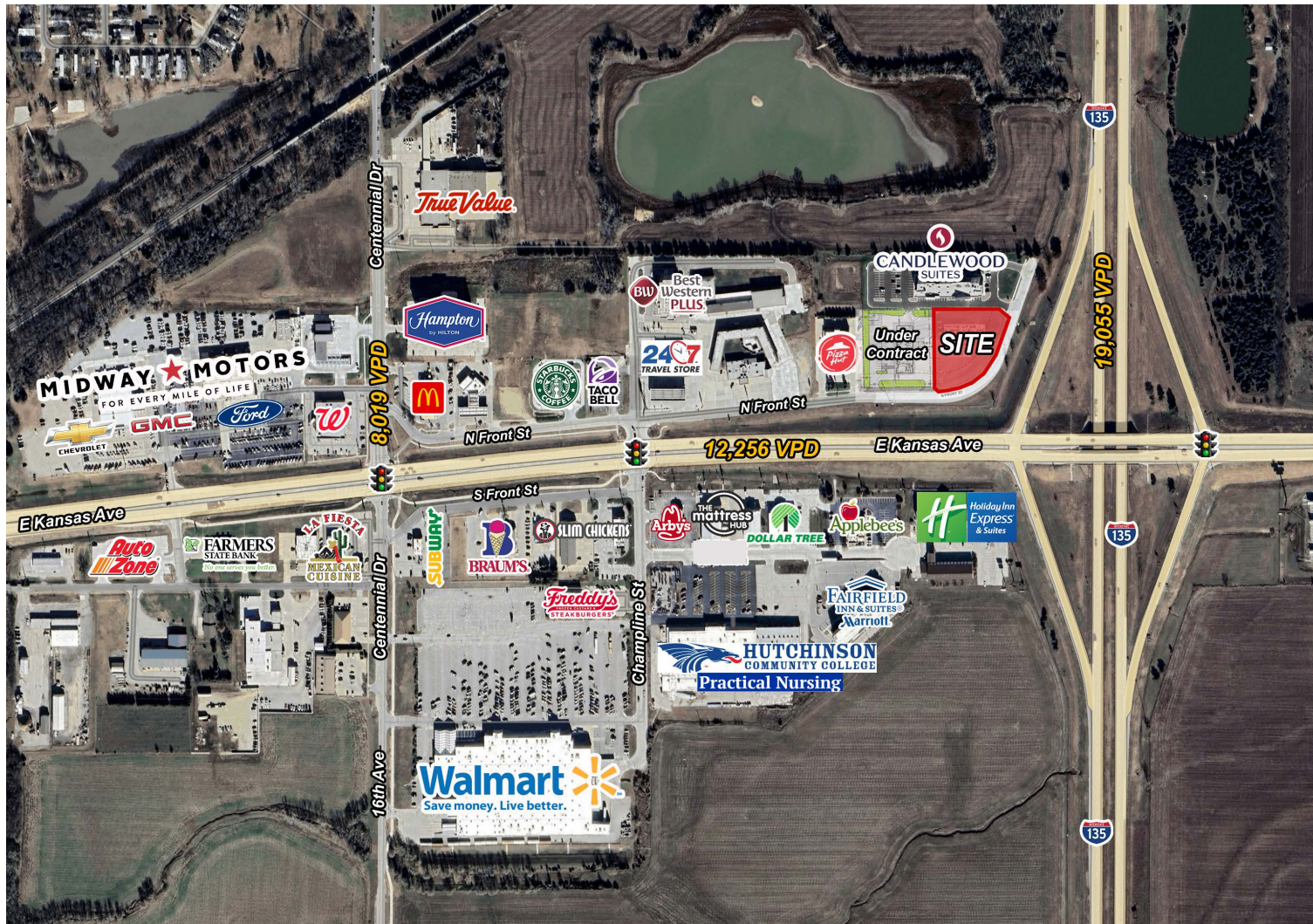


RESTAURANT PAD SITE AVAILABLE | 1.43 ACRES

I-135 & Kansas Ave, McPherson, KS



AVAILABLE FOR LEASE:

- 1.43 Acres - \$20psf
- Restaurant Pad Site

DESCRIPTION:

- Prime location at I-135 & E Kansas Ave
- Pad-Ready site with access & utilities
- Excellent visibility from Interstate I-135
- High traffic area for retail businesses
- Adjacent to a NEW 92-room Candlewood Suites by IHG Hotel
- Strategic location for a retail or restaurant development
- McPherson boasts an enormous workforce population of 17,000+ people

Excellent Visibility & Easy Access to Site!

Contact us today. Jeff Sharp | jsharp@fergprop.com | 816.304.6648 | Jay Ferguson | jayferguson@fergprop.com | 816.204.1803

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I-135 & Kansas Ave, McPherson, KS



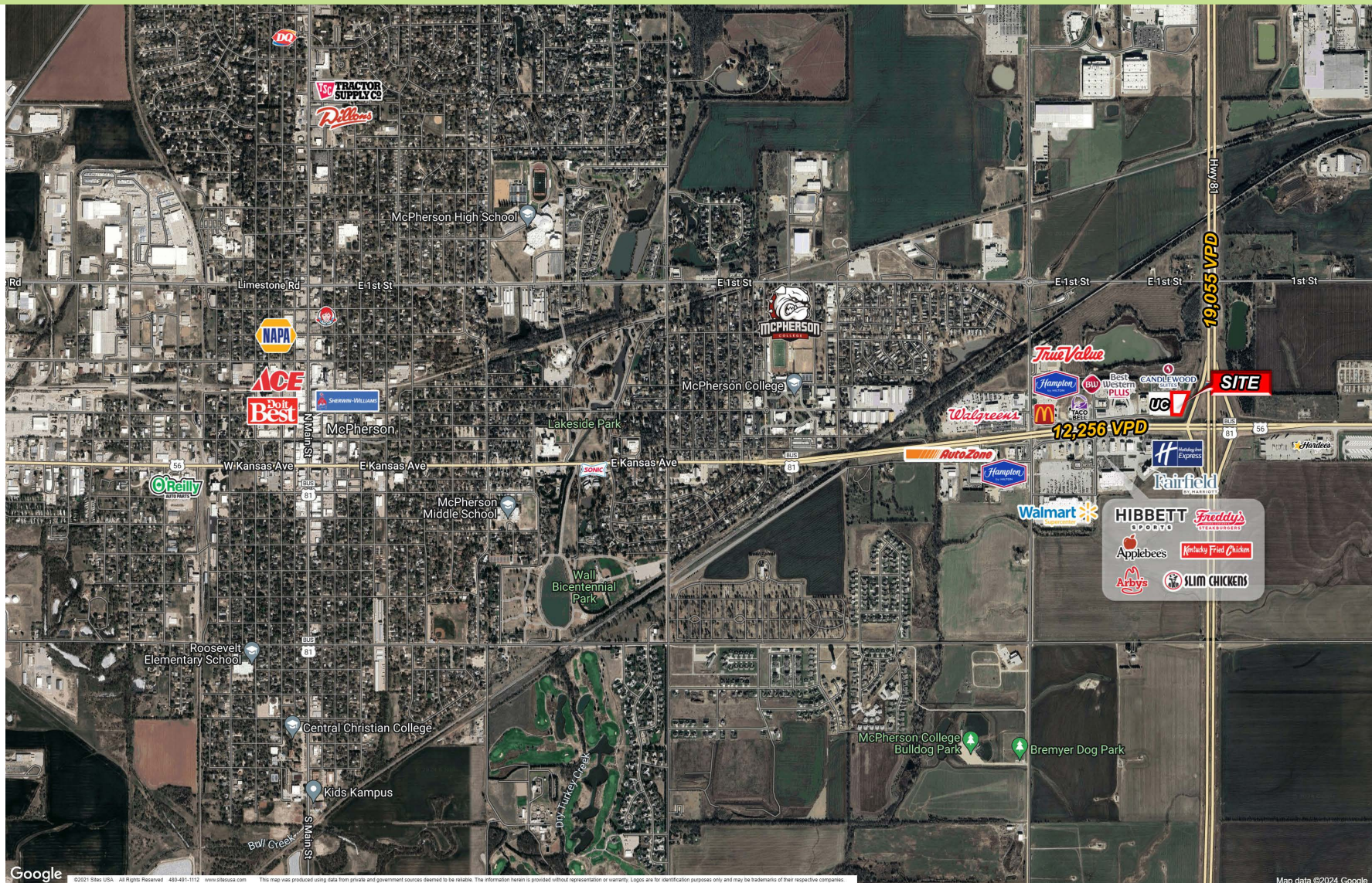
SITE DATA BLOCK			
PROPERTY AREA	1.56 ACRES (67,821 SF)		
IMPERVIOUS AREA	1.23 ACRES (53,676 SF)		
PROTOTYPE	EXTERNAL		
BULLPEN	EXTERNAL		
BUILDING AREA	10,218 SF		
ADDRESS	I-135 & E KANSAS AVE		
ZONING	B-6 (INTERCHANGE BUSINESS)		
SPECIAL USE AS "AUTOMOBILE PARTS, ACCESSORIES & SERVICE"			
PARKING	REQUIRED	PROVIDED	
	28	30	
(2) SPACES PER SERVICE BAY PLUS (1) SPACE PER EMPLOYEE			
SETBACKS	FRONT	SIDE	REAR
PER GC	35'	20'	20'
MAX COVERAGE	NOT SPECIFIED		
BUILDING REQUIREMENTS			
MAX HEIGHT = 35'			
SIGN ALLOWANCE: PERMITTED (1) SIGN PER FRONTAGE. MAX HEIGHT = 35'. MAX GROSS AREA = 300 SF			
PYLON - ALLOWED			
MONUMENT - ALLOWED			

LAMP RYNEARSON	
LAMP RYNEARSON.COM	
OMAHA, NEBRASKA 14700 SOUTH 14TH STREET SUITE 100 OMAHA, NE 68148	
FORT COLLINS, COLORADO 1000 SOUTH 10TH STREET SUITE 100 FORT COLLINS, CO 80521	
KANSAS CITY, MISSOURI 1000 SOUTH 10TH STREET SUITE 100 KANSAS CITY, MO 64105	
PRELIMINARY	
NOT FOR CONSTRUCTION	
<div style="display: flex; justify-content: space-between;"> <div>CONCEPT SITE PLAN</div> <div>TEST FIT</div> </div>	
2229 E KANSAS AVE, MCPHERSON, KS 67460	
<div> <div>OWNER / APPLICANT</div> <div>DATE</div> <div>01/26/2023</div> <div>PROJECT NUMBER</div> <div>000000</div> <div>DRAWN AND TITLE</div> </div>	
<div> <div>NO-SHEET</div> <div>SP11</div> </div>	

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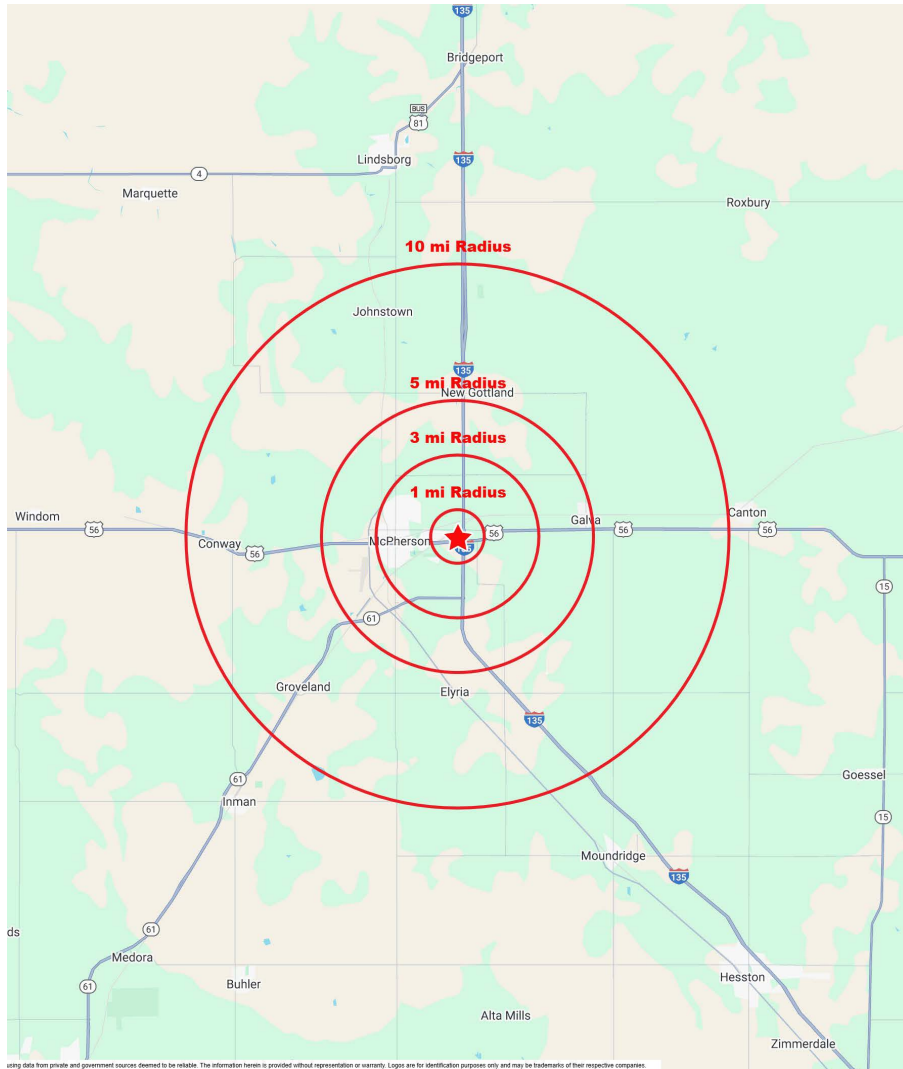
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I-135 & Kansas Ave, McPherson, KS



McPherson has develop into one of the most industrialized small communities in the nation. Centered in one of the largest wheat producing areas of the United States, McPherson is also ranked among the top agricultural centers of Kansas.



DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES	10 MILES
Estimated Population	1,157	13,924	15,870	18,029
Estimated Households	436	5,609	6,390	7,228
Average HH Income	\$87,638	\$87,434	\$89,125	\$92,168

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