

MEDICAL OFFICE

702 Caroline Ave., Junction City, KS 66441

SUBLEASE CONTACT BROKER



SITE SIZE
1.62 ACRES

BUILDING SIZE
7,408± SF

AVAILABLE SPACE
7,408± SF

PARKING
30+ SPACES

YEAR BUILT
2014

CONSTRUCTION
STEEL/BRICK

ZONING
TBD

SPRINKLED
YES (WET)

2023 TAXES (\$7.52/SF)
GENERAL: \$55,713.76 | SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Medical office available for sublease.
- Close proximity to: Stormont Vail Hospital, Fort Riley, Walmart Neighborhood Market, YMCA.
- Excellent access to I-70 via U.S. Hwy. 77.

 **TRAFFIC COUNTS**
APPROX. 9,732 VPD @ ASH ST. & HWY. 77



Offered by: **Grant Tidemann, SIOR**
316-292-3908 | tidemann@weigand.com

Austin Swisher, CCIM
316-292-3902 | aswisher@weigand.com

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HANDY'S EXPRESS & HANDY'S LIQUOR

GEARY COUNTY CHILD SUPPORT SERVICES

Walmart

ACE Hardware

77

McFARLAND RD.

CAROLINE AVE.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,582	20,304	29,169
AVG. HH INCOME	\$90,299	\$76,149	\$72,149
MEDIAN AGE	30.0	28.8	27.0

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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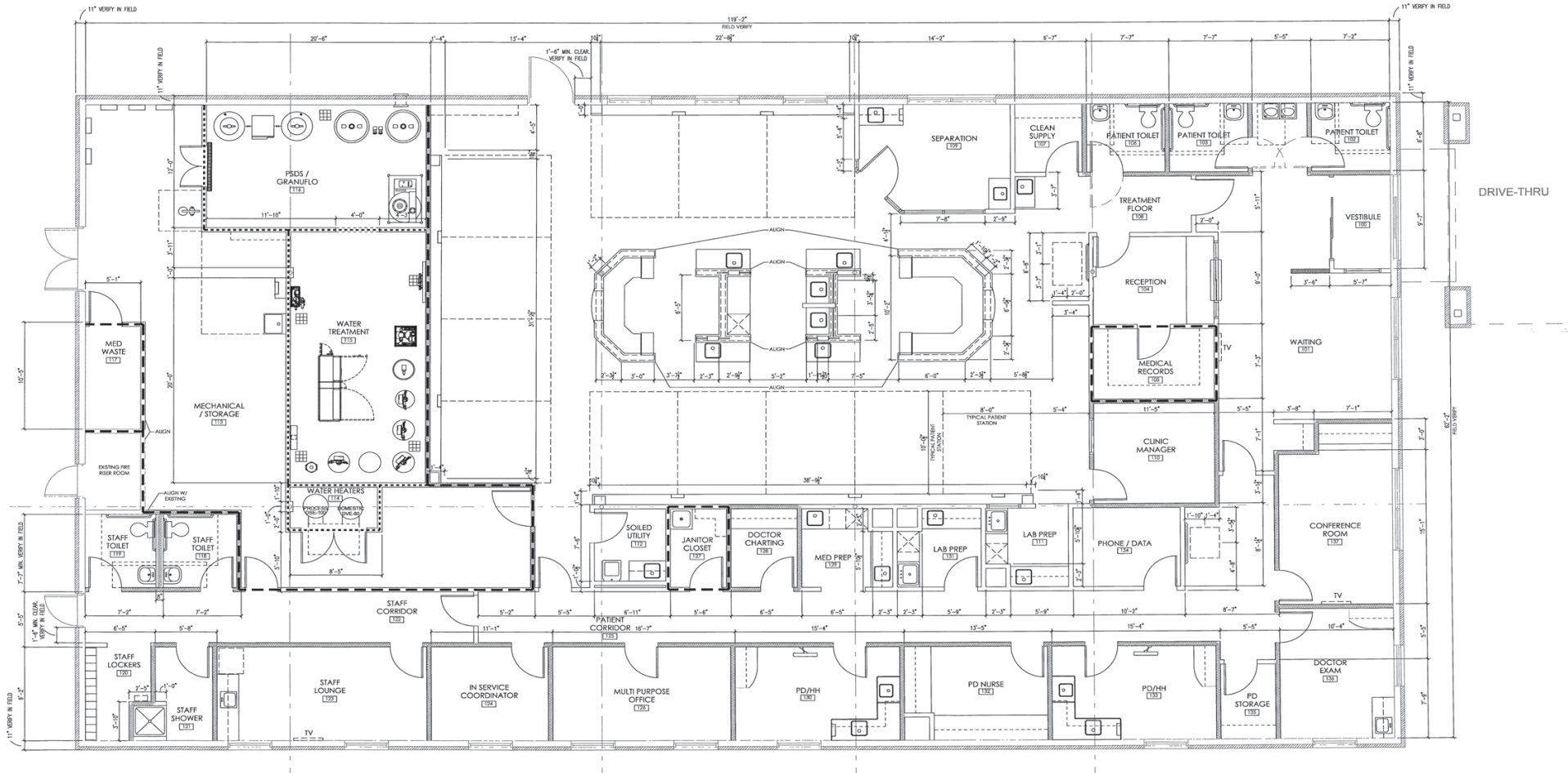
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FLOOR PLAN



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