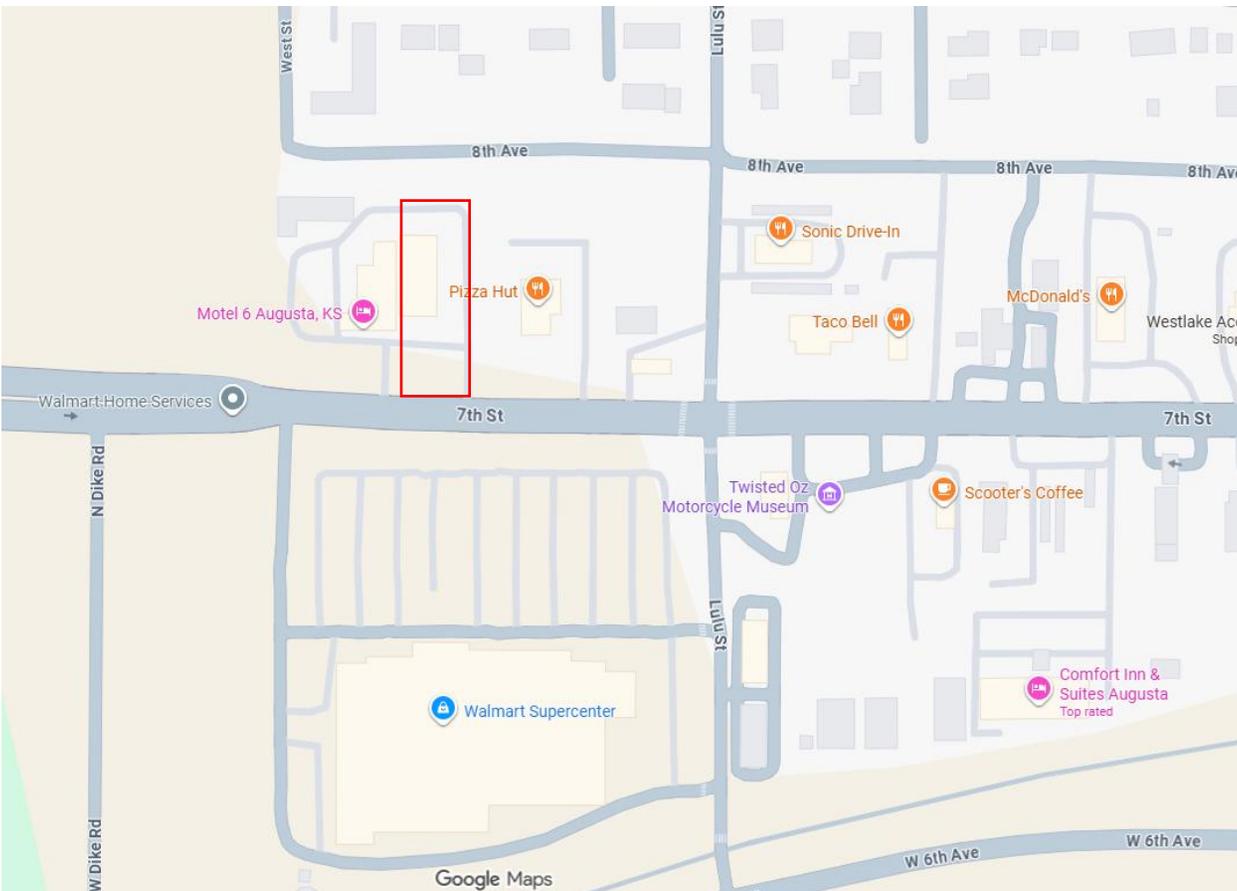


Prime 1.3 acre redevelopment site in high traffic corridor across street from Walmart- ideal for QSR franchise.



# REDEVELOPMENT OPPORTUNITY

March 16, 2026

## OVERVIEW

### 1. Location:

Redevelopment opportunity located on HWY 400/54 in Augusta, KS.

Directly across street from Walmart.

Next to hotel.

710 W 7<sup>th</sup> Ave. Augusta, KS 67010

S22, T27, R04E, ACRES 1, BEG 491E SW/C SW/4 N400 E142.1 S400 W142.1 TO POB LESS ROW

### 2. Existing Restaurant:

Large 6000 sq ft vacant restaurant space. Restaurant kitchen equipment, table and chairs available for purchase as well if needed.

### 3. Redevelopment Opportunity

1.3 acre lot located directly across the street from Walmart in Central Business District. Ideal location for Fast-Casual restaurant.

### 4. Traffic Count

15,400 on Hwy 400/54 per KDOT. Report included.

## CONTACT:

Tobi Castelli; Keller Williams Hometown Partners 316 734-0579 [tobi@tobirealestate.com](mailto:tobi@tobirealestate.com) Price By Negotiation

Seller will review all offers.

## DOCUMENTS INCLUDED:

KDOT Report on traffic count.

Photos

Map



