



## FORMER WALGREENS

2229 S. MAIN ST. | FORT SCOTT, KS 66071

PRICE: \$700,000.00



[WeigandCommercial.com](http://WeigandCommercial.com)

## PROPERTY DETAILS

TOTAL BUILDING SF	10,464 SF
YEAR BUILT	2007
LAND SF	55,787 SF
# OF PARCELS	1
ZONING TYPE	C2 RESTRICTED BUSINESS
# OF PARKING SPACES	APPROX. 60
STREET FRONTAGE	23RD ST. & MAIN ST.
CORNER LOCATION	SIGNALIZED CORNER
2023 TAXES	\$62,861.58
PRICE	\$700,000.00*

## MECHANICAL





HVAC	CENTRAL WITH RTUS
FIRE SPRINKLERS	WET SYSTEM

## CONSTRUCTION


FOUNDATION	SLAB
FRAMING	STEEL
EXTERIOR	BRICK, BLOCK
PARKING SURFACE	ASPHALT
ROOF	MODIFIED BITUMEN

\*All offers subject to Walgreens Real Estate Committee.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
 MEDIAN AGE	36.8	36.1	36.5	37.4
 POPULATION	2,165	8,489	9,710	11,787
 MEDIAN HH. INCOME	\$55,082	\$59,118	\$59,766	\$59,798
 TOTAL BUSINESSES	110	340	343	395

## TRAFFIC COUNTS

 11,133 vehicles per day at 23rd St. & Main St.





# AERIAL VIEW OF SURROUNDING BUSINESSES





## FORT SCOTT, KANSAS MSA

Fort Scott, Kansas, situated near the Kansas-Missouri state line, has a population of approximately 7,500 residents. Located in Bourbon County (population 14,408), the economy of Fort Scott is supported by a mix of manufacturing, healthcare, agriculture, and retail businesses. Major employers include Niece Products, Peerless Products, and Fort Scott Community College, which contribute to the local economy and workforce development. Future growth is focused on leveraging its historical charm, promoting tourism, and supporting entrepreneurial ventures, making Fort Scott a promising hub for balanced economic and cultural expansion.

Fort Scott is located in southeastern Kansas along U.S. Highway 69 where U.S. Highway 54 intersects. The city is 94 miles south of Kansas City, approximately 60 miles north of Joplin, Missouri and 160 miles east of Wichita, Kansas.

Known for its historical significance as the site of Fort Scott National Historic Site, the city plays a vital role in preserving frontier and Civil War history where it served as a key outpost during westward expansion in the mid-1800s.

## FORT SCOTT, KANSAS MSA

14,408

POPULATION

\$59,335

AVERAGE HOUSEHOLD INCOME

37.5

MEDIAN AGE

86.2%

EDUCATION (HIGH SCHOOL OR ABOVE)

395

TOTAL BUSINESSES

## MAJOR EMPLOYERS

- USD 234 (370)
- Peerless Products, Inc. (350)
- Ward Kraft, Inc. (350)
- Timken (230)
- FS Community College (220)
- Walmart (200)
- Extrusions Inc. (155)
- Valu Merchandisers (150)

