




FIRST TIME ON THE MARKET | 6% CAP RATE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,729	18,789	27,003
Avg. Household Income	\$53,329	\$60,199	\$58,332

- 25,000 square foot freestanding building
- Superb condition - inside and out
- Excellent access, visibility and signage from US 69 Highway
- In the heart of the primary Pittsburg retail corridor
- Immediately to the south of the 137,000 sq ft Home Depot and across the street from Walmart Supercenter

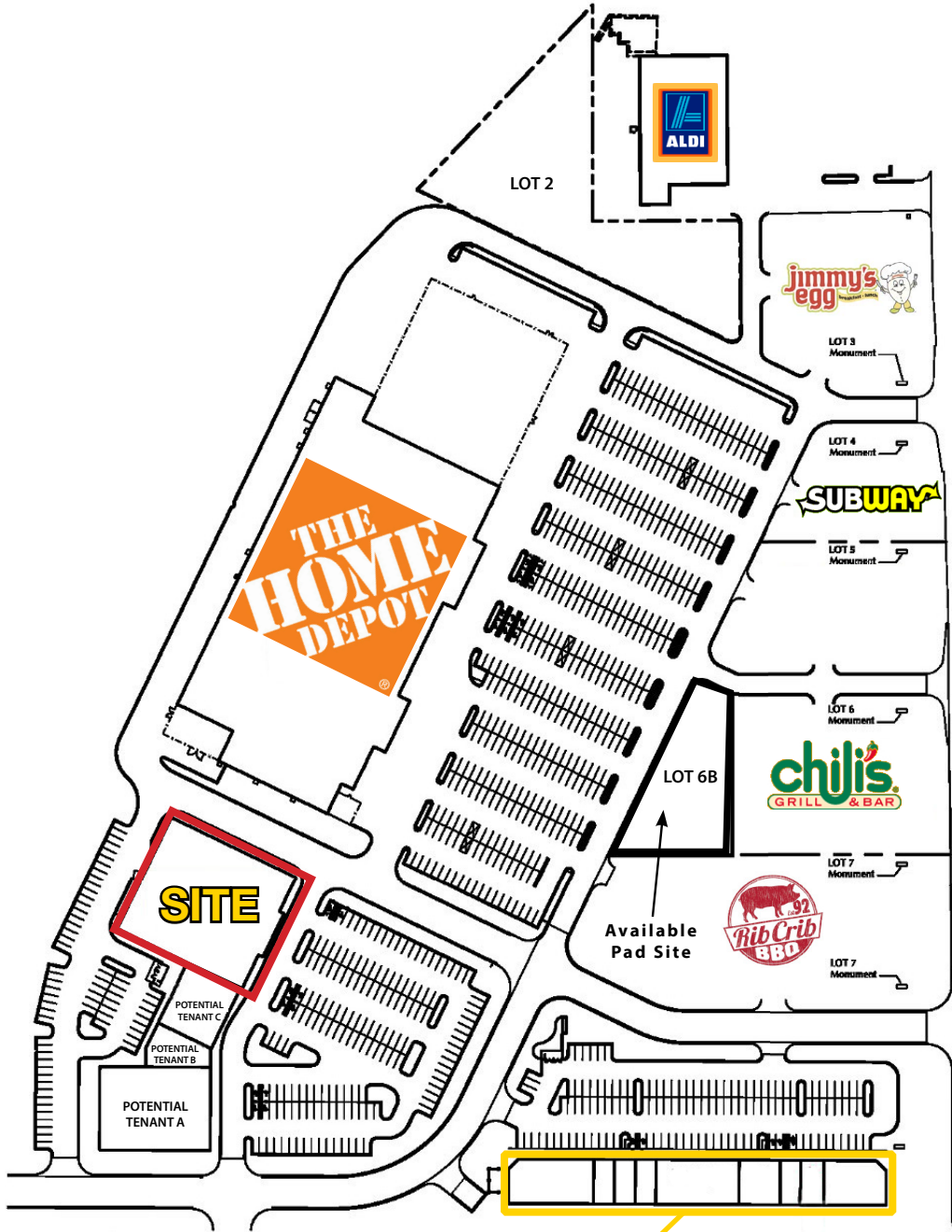
 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

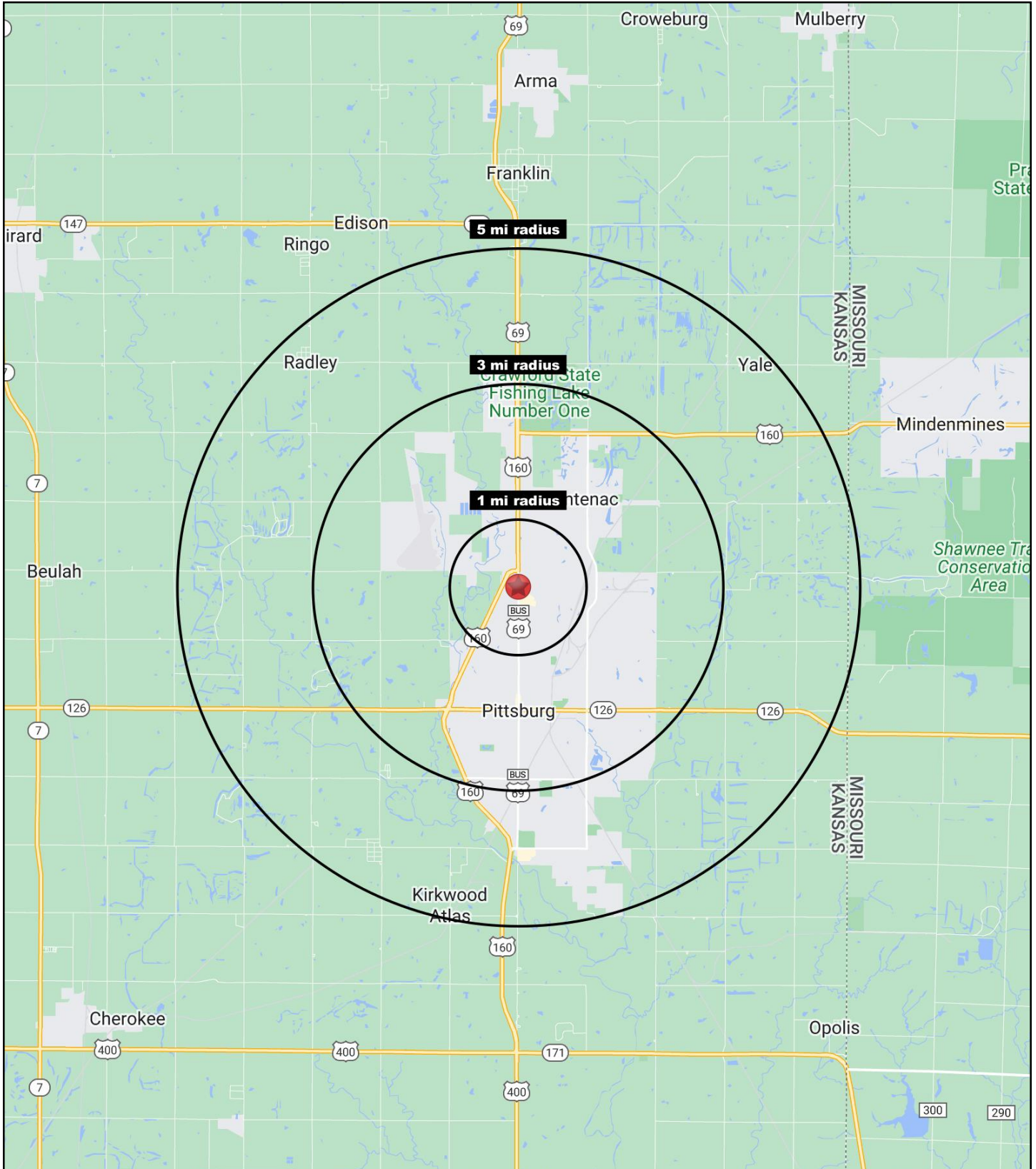
For More Information Contact: *Exclusive Agents*
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AERIAL



SITE PLAN







TRIPLE NET INVESTMENT PROPERTY

2905 N. Broadway Avenue, Pittsburg, KS

FOR SALE

2905 N Broadway St Pittsburg, KS 66762	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	3,729	18,789	27,003
2027 Projected Population	3,670	18,446	26,471
2020 Census Population	3,813	18,935	27,099
2010 Census Population	3,739	18,958	26,715
Projected Annual Growth 2022 to 2027	-0.3%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2022	-	-	-
2022 Median Age	31.6	31.1	30.4
Households			
2022 Estimated Households	1,494	7,556	10,770
2027 Projected Households	1,446	7,289	10,354
2020 Census Households	1,522	7,607	10,809
2010 Census Households	1,525	7,705	10,721
Projected Annual Growth 2022 to 2027	-0.7%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2022	-0.2%	-0.2%	-
Race and Ethnicity			
2022 Estimated White	79.3%	81.6%	80.8%
2022 Estimated Black or African American	3.3%	3.0%	2.8%
2022 Estimated Asian or Pacific Islander	2.6%	3.9%	6.2%
2022 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2022 Estimated Other Races	14.4%	10.9%	9.6%
2022 Estimated Hispanic	12.7%	9.5%	8.1%
Income			
2022 Estimated Average Household Income	\$53,329	\$60,199	\$58,332
2022 Estimated Median Household Income	\$31,789	\$43,363	\$45,752
2022 Estimated Per Capita Income	\$21,546	\$24,397	\$23,575
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	4.2%	2.4%	2.1%
2022 Estimated Some High School (Grade Level 9 to 11)	6.0%	4.6%	3.9%
2022 Estimated High School Graduate	38.3%	31.6%	29.2%
2022 Estimated Some College	19.5%	23.2%	22.5%
2022 Estimated Associates Degree Only	9.3%	7.0%	8.3%
2022 Estimated Bachelors Degree Only	16.9%	20.1%	21.8%
2022 Estimated Graduate Degree	5.9%	11.2%	12.2%
Business			
2022 Estimated Total Businesses	142	812	1,029
2022 Estimated Total Employees	1,650	9,259	12,813
2022 Estimated Employee Population per Business	11.6	11.4	12.4
2022 Estimated Residential Population per Business	26.3	23.1	26.2

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