

FULLY LEASED

WEIGAND
COMMERCIAL



HIGH VISIBILITY RETAIL OPPORTUNITY

FOR SALE 2010-2020 E. 1ST ST., PRATT, KS 67124

SALE PRICE \$599,000
BUILDING SIZE 10,000 SF
PARKING Approx. 47 Spaces
ZONING C-S, Highway Service District

PROPERTY HIGHLIGHTS

- Fully occupied multi-tenant retail asset providing immediate cash flow and stable in-place income.
- Minutes from Pratt Community College, Pratt Regional Medical Center, and other key employment centers that generate consistent daytime activity and support long-term tenant demand.
- Positioned along East 1st Street with excellent visibility and convenient access, serving Pratt's primary retail corridor and benefiting from consistent daily traffic.

AREA NEIGHBORS INCLUDE



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	6,940	7,375	8,077
AVG. HH INCOME	\$83,287	\$84,752	\$86,291
MEDIAN AGE	36.1	36.5	37.1
TRAFFIC COUNTS			
ALONG 1ST ST.	11,363 VPD		
ALONG K-61 HWY.	6,083 VPD		



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AERIAL VIEW



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 a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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