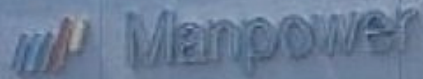


4007 PARKVIEW DRIVE

4007 Parkview Drive, Pittsburg, KS 66762



Michael Meier, Principal

Aristocrat Realty
9133001950

mmeier@aristocrat-realty.com

 **Manpower**

Lend

4007 PARKVIEW DRIVE

PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

4007 Parkview Drive, Pittsburg, KS 66762

YEAR BUILT

2004

RENTABLE AREA

1,936 Sq. Ft.

**4007 Parkview Drive
Pittsburg, KS 66762**

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

Rare 1,936 SF small-format retail/service opportunity located along Pittsburg's primary commercial corridor near US-160 and US-69. The property benefits from nearly 16,000 vehicles per day along US-160/N. Broadway, excellent access, strong parking and prominent storefront and pylon signage opportunities.

The available suite is currently finished with an open showroom/sales floor, full-height storefront windows, finished flooring and functional back-of-house space, allowing many users to occupy the space with limited initial improvements.

The property may also accommodate a drive-thru configuration, subject to landlord approval, zoning, municipal requirements and final site-plan feasibility. The combination of a 1,936 SF footprint, strong traffic counts and potential drive-thru capability creates an attractive opportunity for coffee, QSR, beverage, financial services, medical, pharmacy, cellular, salon/beauty, professional service and specialty retail users.

Located near the US-160/US-69 interchange and minutes from Pittsburg State University, the property is positioned within an established commercial area with surrounding retail, restaurant, hotel and employment traffic.



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PROPERTY PHOTOS

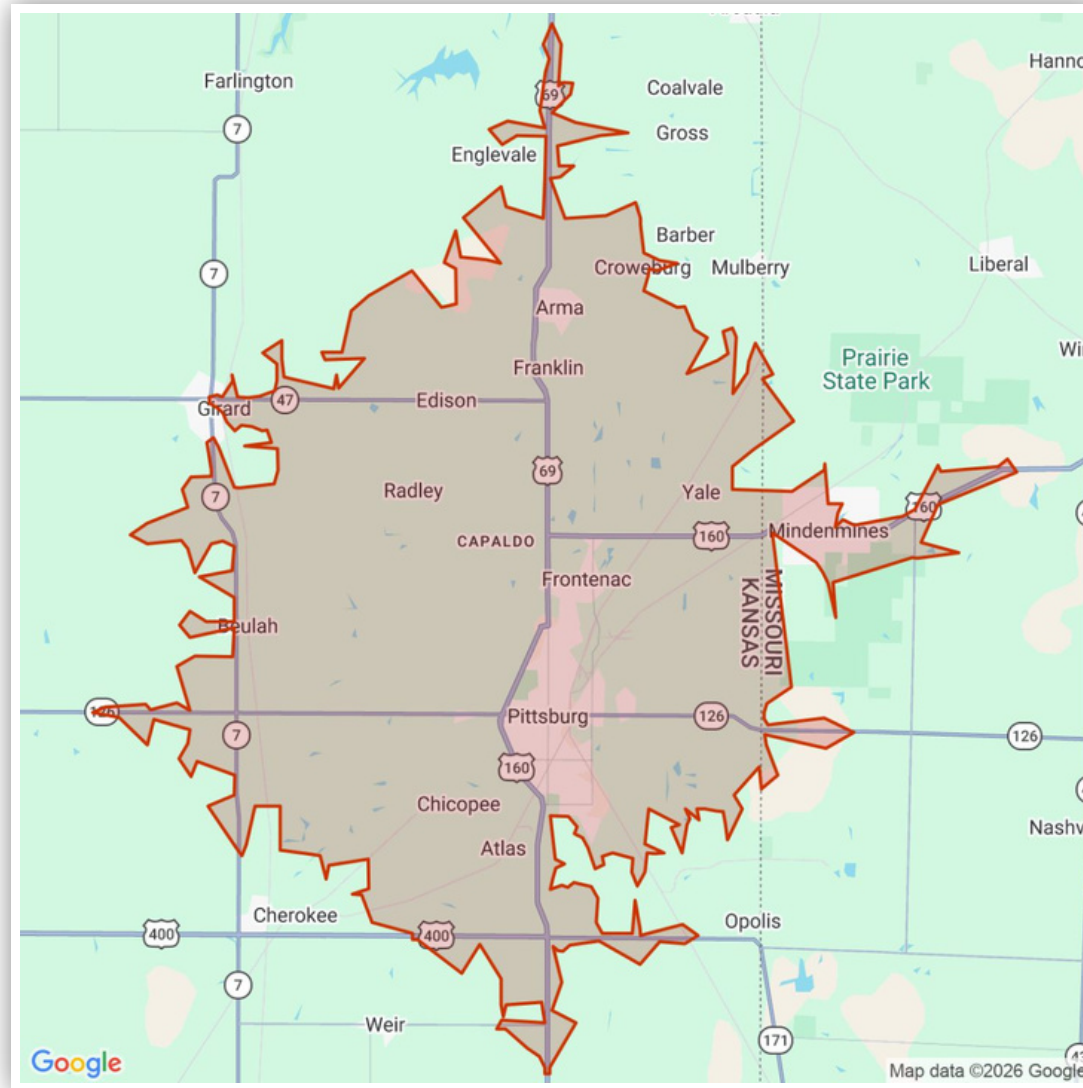


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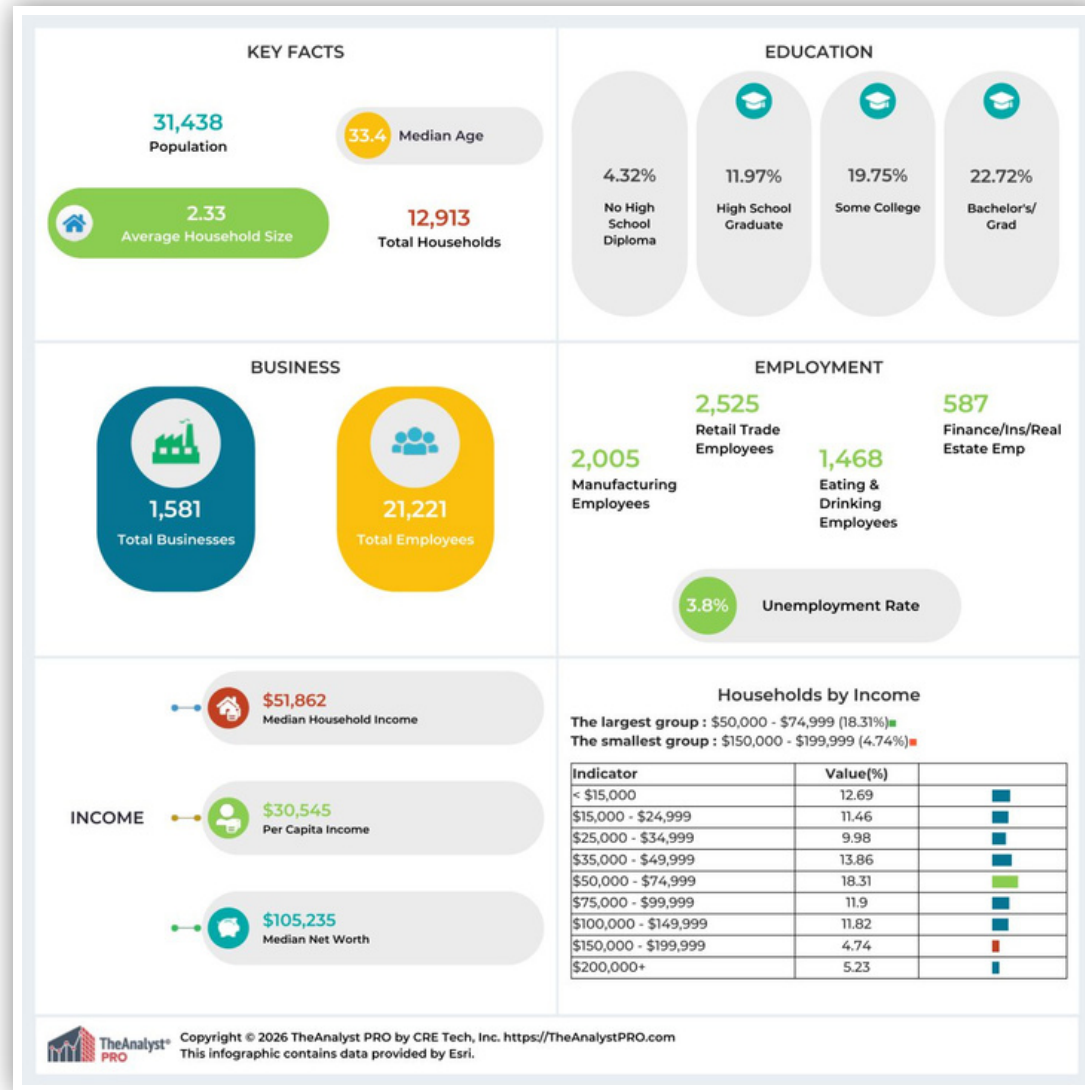


LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)

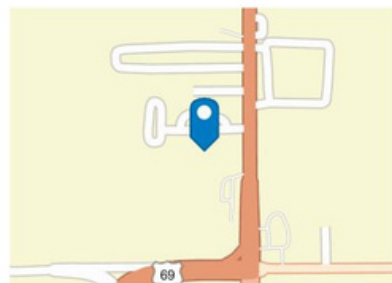
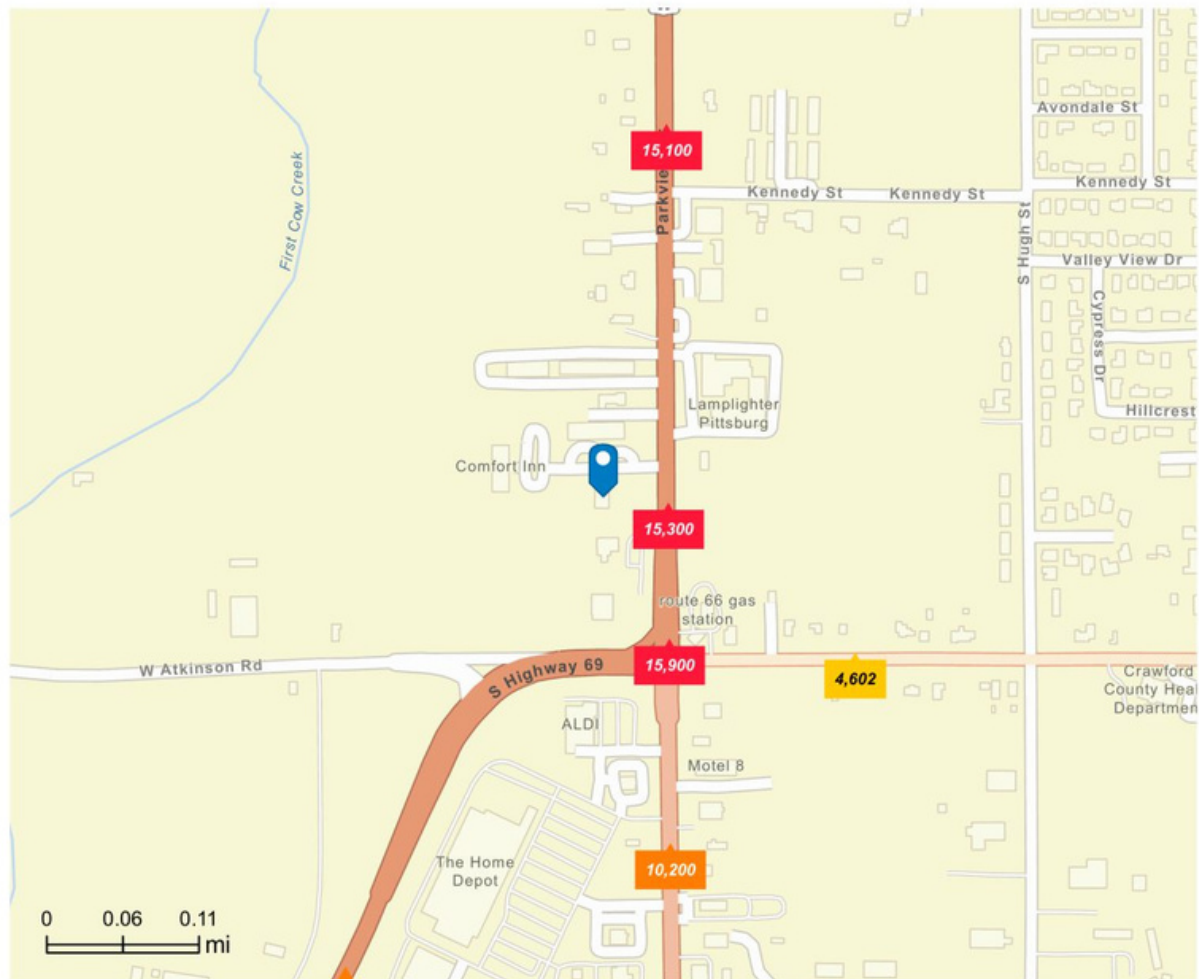


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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

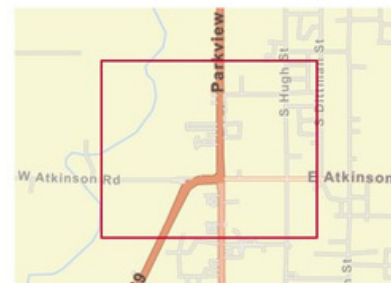


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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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