



DOLLAR TREE FOR SALE

601 Brown Avenue, Osawatomie, Kansas

PRICE REDUCED



SALE PRICE: \$600,000 | 10,500 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,611	5,308	6,766
Avg. Household Income	\$73,001	\$79,903	\$86,387

- 10,500 SF building and 0.5 acre pad for sale
- Second most visited retailer in Osawatomie
- Parking lot was repaved in 2023
- Pylon signage available
- Dollar Tree is on month-to-month lease

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

For More Information Contact:

PAUL MASSALI | 816.412.7398 | pmassali@blockandco.com

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

Exclusive Agents



DRONE PHOTOS

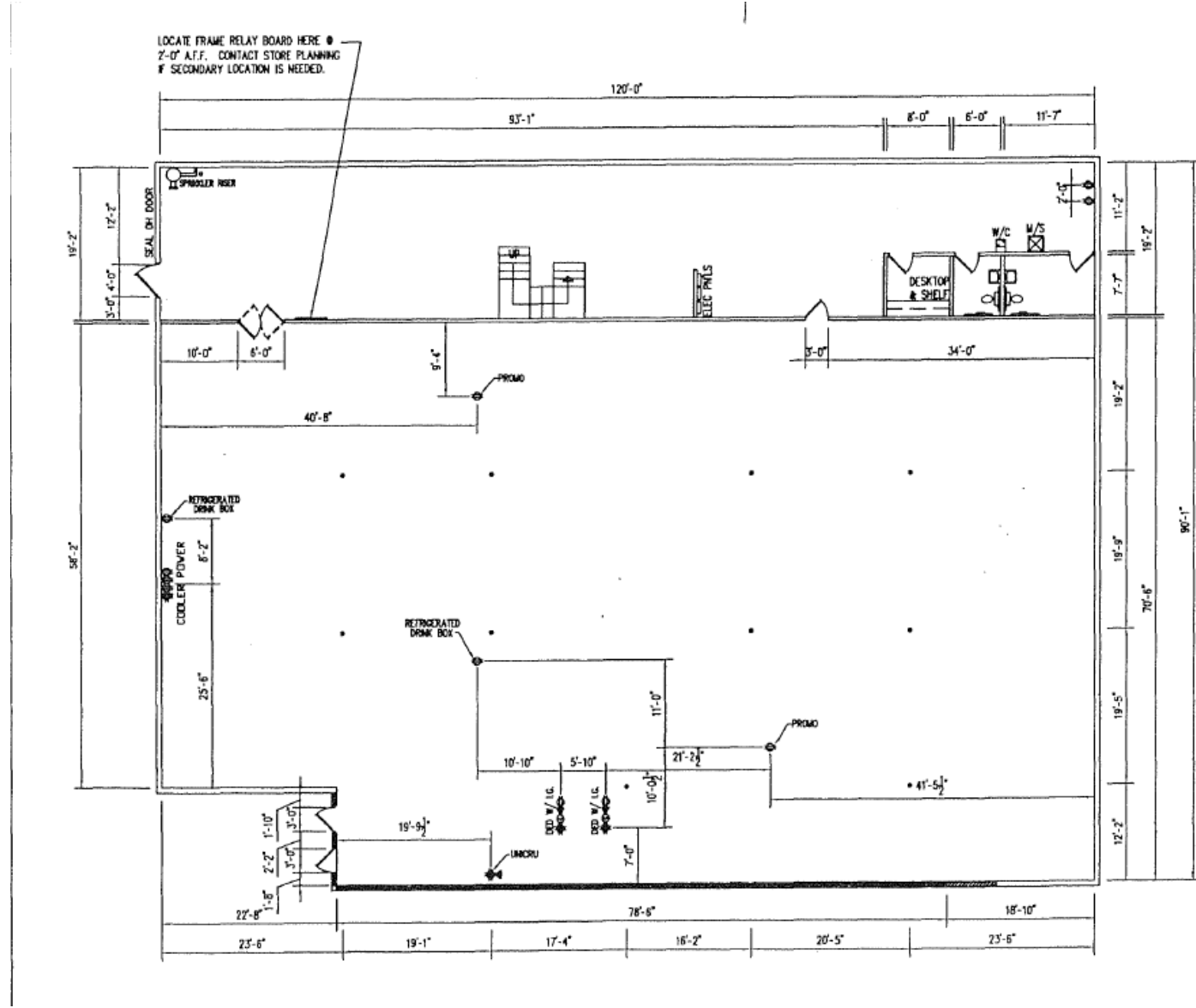




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AERIAL

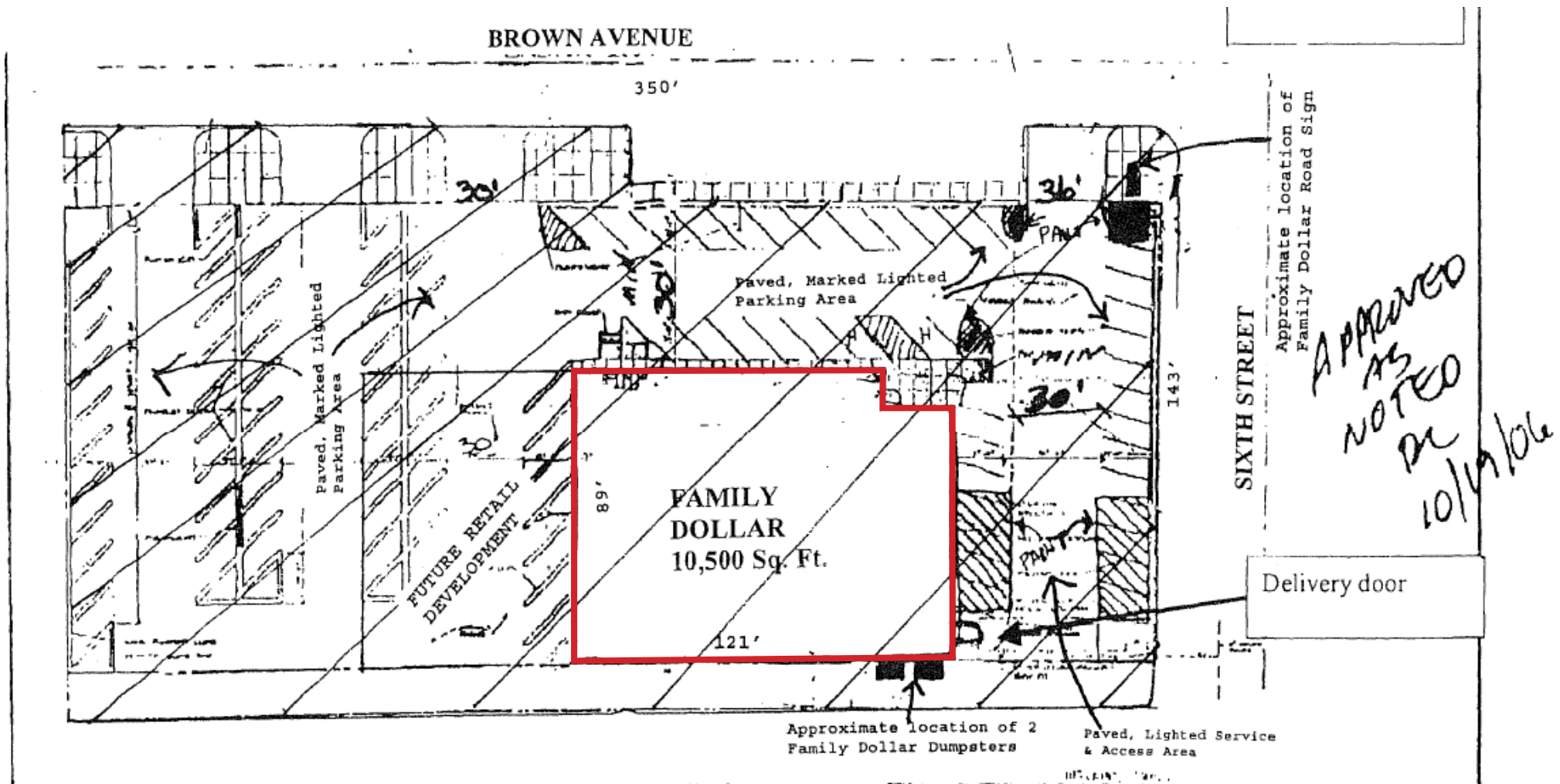




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SITE PLAN





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ALPHAMAPS VISIT DATA

	Locations	Monthly Visits	City Rank
1	Casey's General Stores	9,715	50% (2/2)
2	Dollar Tree	7,531	100% (1/1)
3	Dollar General	4,122	100% (1/1)
4	Rotary Club	3,003	- (0/0)
5	Landmark National Bank	2,188	100% (1/1)
6	United States Postal Service (USPS)...	1,726	100% (1/1)
7	State Farm	957	100% (1/1)
8	Farmers Insurance Group	941	100% (1/1)
9	H&R Block	784	100% (1/1)
10	Farm Bureau Insurance	772	100% (1/1)



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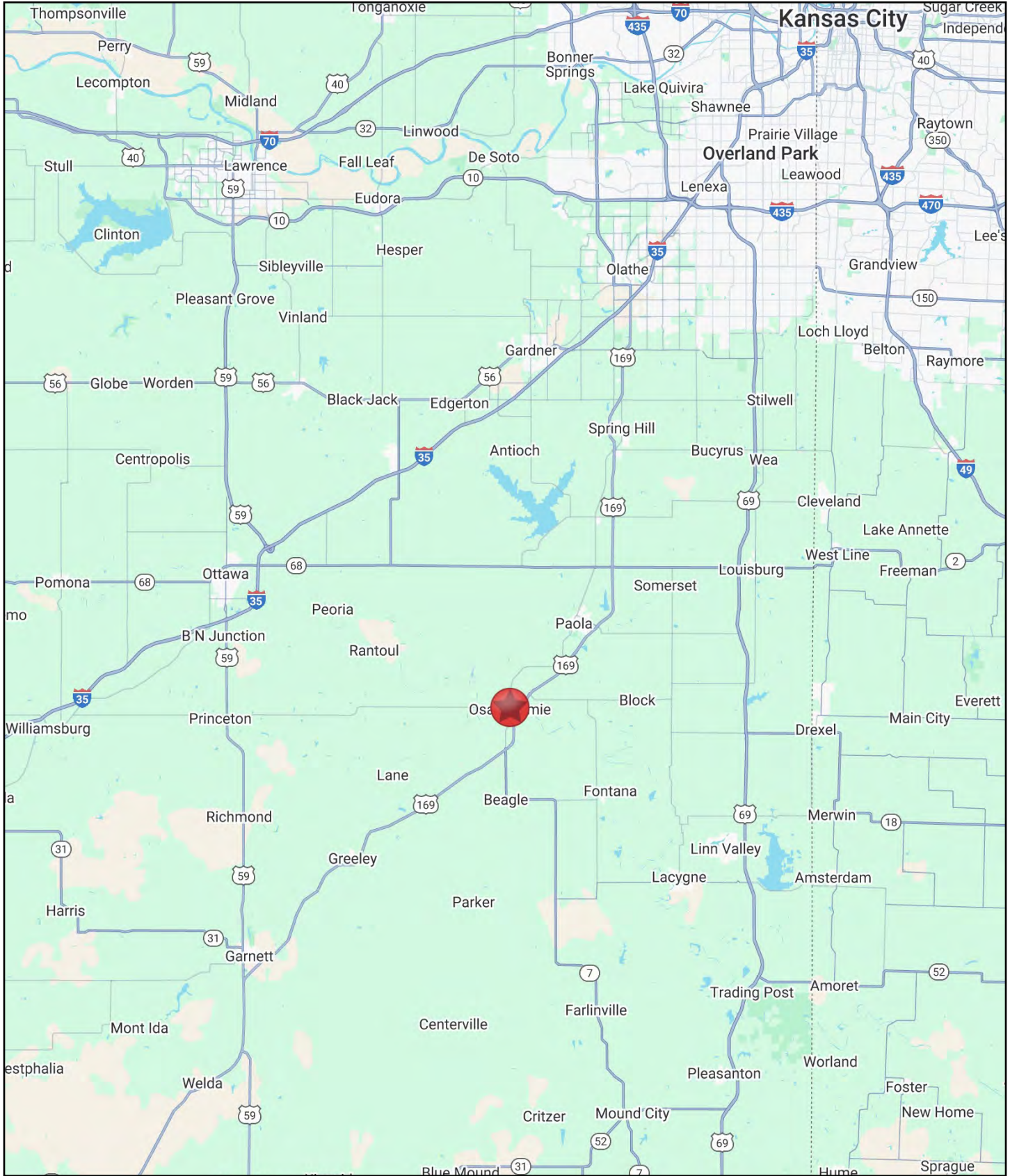
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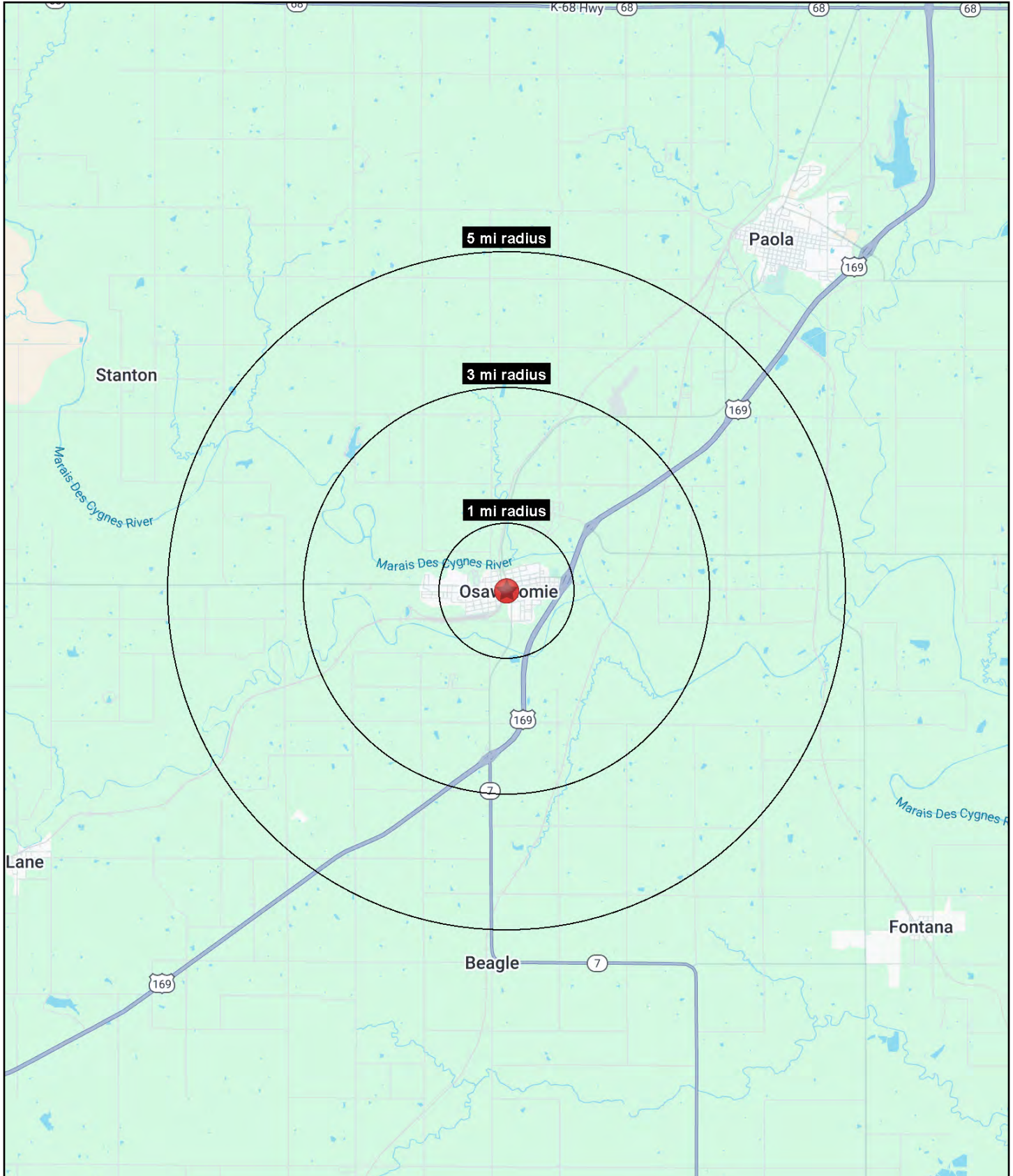


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601 W Brown Ave Osawatomie, KS 66064	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,611	5,308	6,766
2030 Projected Population	3,625	5,341	6,841
2020 Census Population	3,441	5,085	6,478
2010 Census Population	3,604	5,286	6,707
Projected Annual Growth 2025 to 2030	-	0.1%	0.2%
Historical Annual Growth 2010 to 2025	-	-	-
2025 Median Age	34.7	37.5	39.3
Households			
2025 Estimated Households	1,361	2,037	2,631
2030 Projected Households	1,403	2,105	2,729
2020 Census Households	1,262	1,876	2,416
2010 Census Households	1,334	1,956	2,495
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.4%
Race and Ethnicity			
2025 Estimated White	90.8%	91.0%	91.7%
2025 Estimated Black or African American	2.8%	2.9%	2.4%
2025 Estimated Asian or Pacific Islander	0.7%	0.7%	0.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2025 Estimated Other Races	5.1%	5.0%	4.7%
2025 Estimated Hispanic	5.0%	4.8%	4.4%
Income			
2025 Estimated Average Household Income	\$73,001	\$79,903	\$86,387
2025 Estimated Median Household Income	\$64,877	\$72,720	\$77,135
2025 Estimated Per Capita Income	\$28,067	\$31,396	\$34,172
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.8%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.5%	3.3%
2025 Estimated High School Graduate	49.8%	50.2%	46.4%
2025 Estimated Some College	22.7%	20.8%	22.1%
2025 Estimated Associates Degree Only	6.1%	7.0%	7.7%
2025 Estimated Bachelors Degree Only	8.5%	9.2%	10.9%
2025 Estimated Graduate Degree	7.2%	7.5%	8.0%
Business			
2025 Estimated Total Businesses	84	116	164
2025 Estimated Total Employees	706	965	2,985
2025 Estimated Employee Population per Business	8.4	8.3	18.2
2025 Estimated Residential Population per Business	42.8	45.7	41.2

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