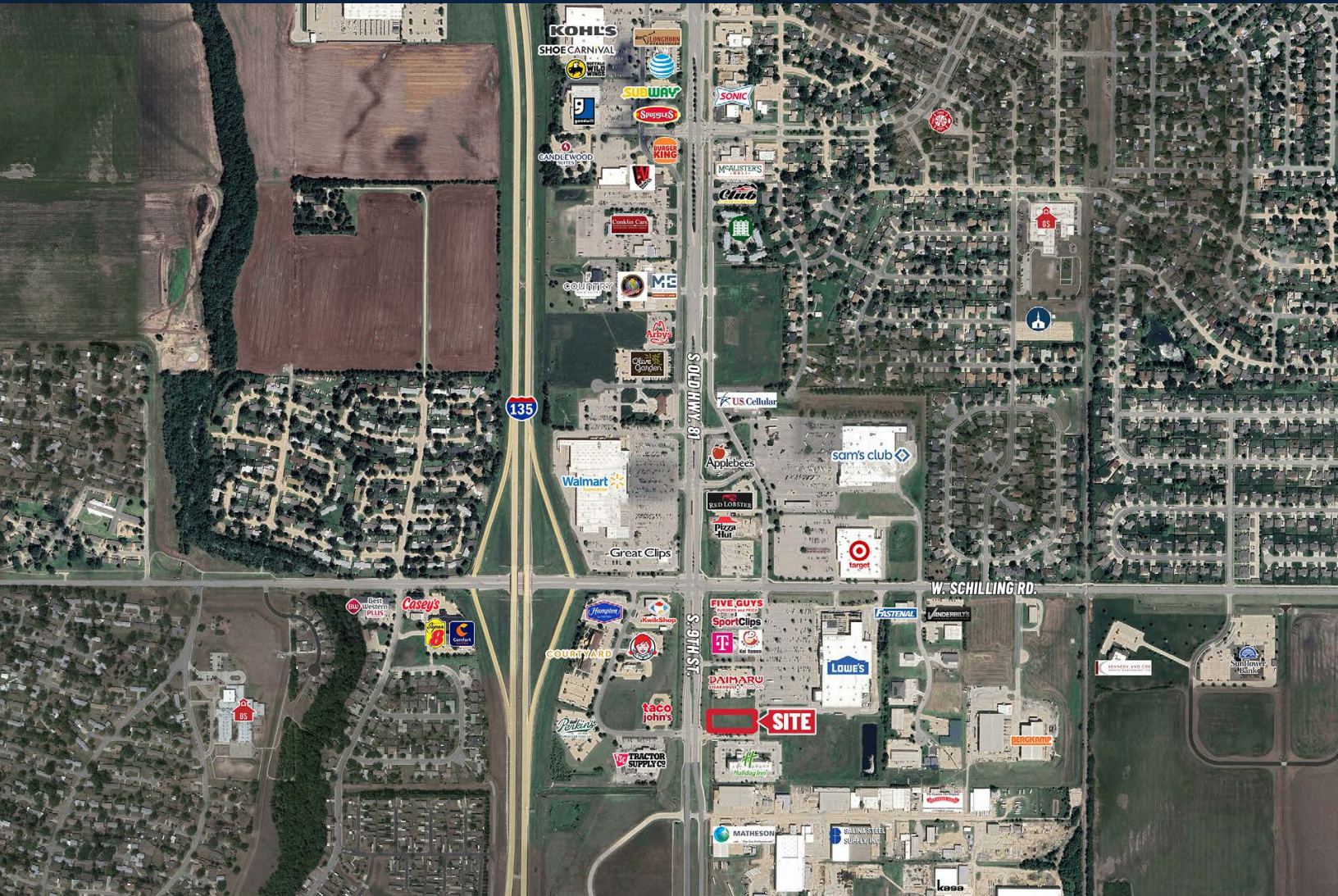


# PAD SITE AVAILABLE WITH 9TH ST. FRONTAGE IN SALINA

FOR SALE OR LEASE | 3125 S. 9th St., Salina, KS 67401



<b>SALE RATE:</b>	\$650,000.00
<b>LEASE RATE:</b>	\$60,000.00/Yr.
<b>LOT SIZE:</b>	31,451 SF
<b>ZONING:</b>	PC-3

## PROPERTY HIGHLIGHTS

- Pad site available for BTS, Ground Lease or Sale
- Located just south of Schilling on 9th Street in front of Lowe's.
- Highly desirable location for any retailer, office, or restaurant user.
- Area retailers include: Walmart, Five Guys, Wendy's, Target, and many more.

## DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
MEDIAN AGE	35.5	37.8	39.2
POPULATION	4,705	25,981	45,404
AVG. HH INCOME	\$86,452	\$87,066	\$82,277

## TRAFFIC COUNTS

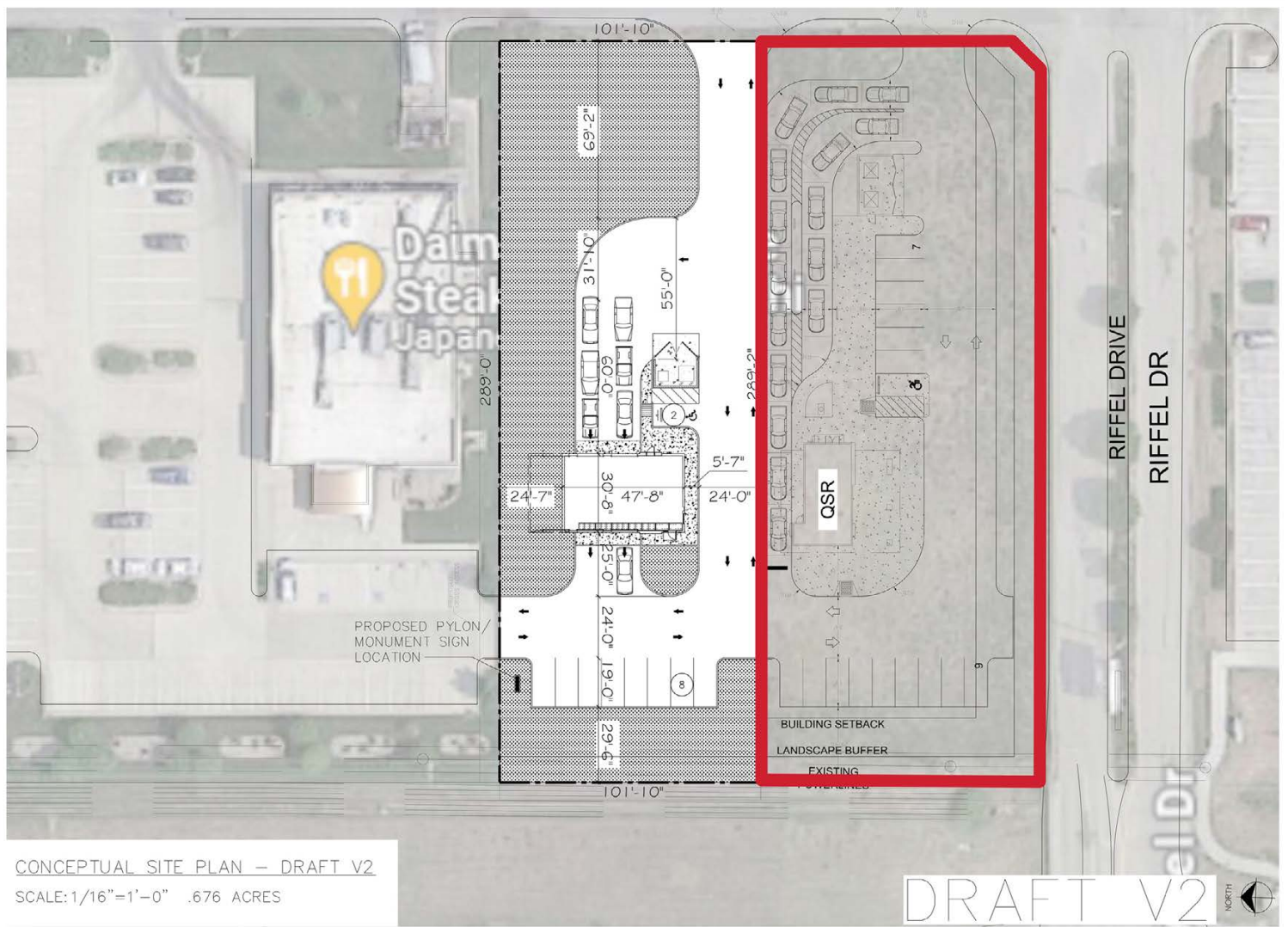
9TH ST. @ SCHILLING RD.	10.165 VPD
I-135 @ SCHILLING RD.	18,700 VPD



Offered exclusively by:

**Krista Lowry** | 316-292-3945 | klowry@weigand.com

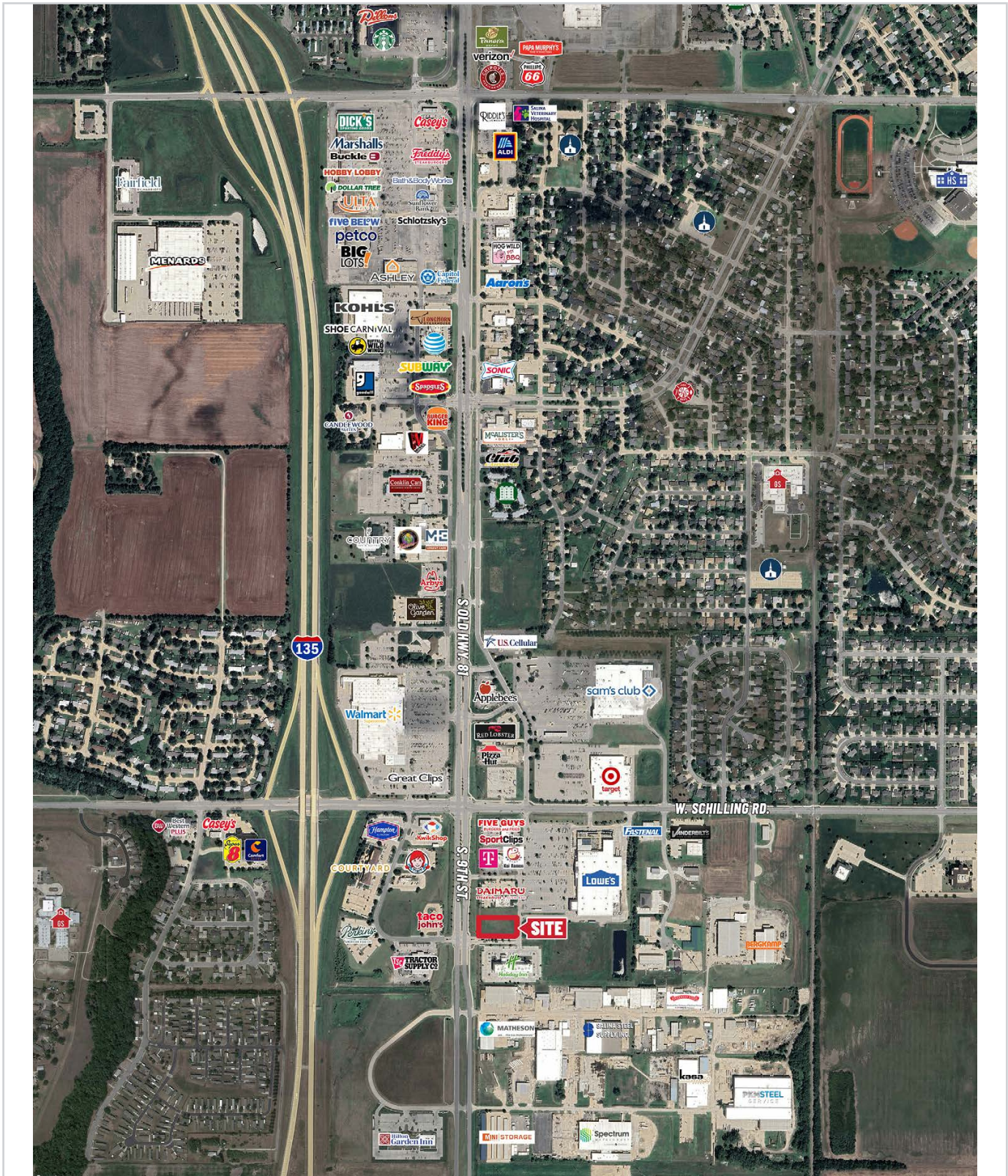
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