



MEDICAL / RETAIL / OFFICE

FOR LEASE 2311 S. KANSAS AVE., NEWTON, KS 67114

LEASE RATE	\$4,500.00/Mo. (MG)
ESTIMATED MG COSTS	\$300.00/Mo.
AVAILABLE SF	3,000 SF
BUILDING SIZE	3,000 SF
YEAR BUILT	2006 (Updated in 2021)
PARKING	22 Spaces (Front & Rear)
POWER	120 V/200 Amps/1 Phase
TAXES	Generals: \$39,303.92 Specials: \$189.00 (Trash)

PROPERTY HIGHLIGHTS

- Former physical therapy office.
- Great location on busy street.
- New carpet and paint throughout in 2021.
- Big open room with many possibilities.
- Kitchenette, breakroom, large area to add a conference room, and 6 exam rooms/offices.
- Would work well for any business.
- Modified Gross splits City of Newton (water & sewer), Kansas Gas Service, trash service (if applicable), mowing, parking lot maintenance & snow removal.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,521	14,843	21,187
Avg. HH Income	\$105,974	\$86,553	\$90,165
Median Age	38	41	42

TRAFFIC COUNTS

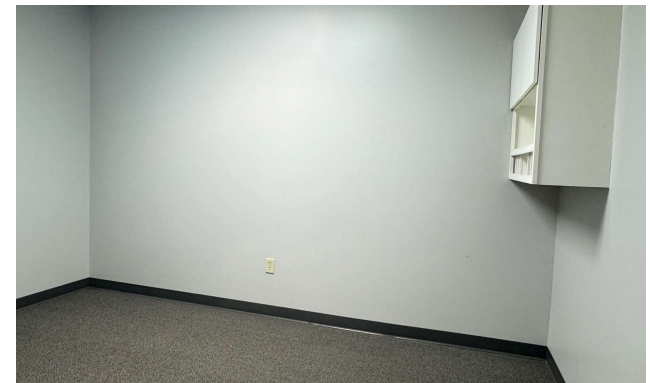
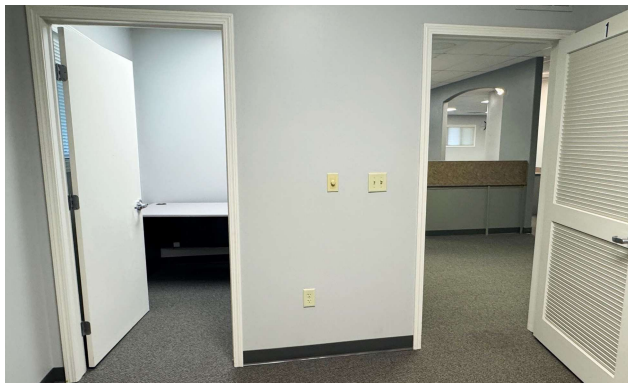
	SE 24th St. & S. Kansas Ave.	5,894 VPD
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INTERIOR PHOTOS



AERIAL VIEW

