

5805-5809 Merriam Drive Merriam, KS



Property Highlights

Location

5805-5809 Merriam Drive
Merriam KS

Sale Price: \$975,000 (\$123/SF)

Lease Rate: \$2,499 Monthly
+ Utilities and Trash & NNN

Lot Size: .35 Acres

Building Size: 7,920 SF

Parking: 15+

Traffic Counts:

14,407/day Merriam Dr
19,350/day - Johnson Dr (1 blk)
128,445/day - I-35 (1 blk)

- Drive-in Doors (5)
- Ideal for construction contractor, a boutique retailer, auto/motorcycle mechanic, live/work artist, re-sale, etc.
- Prime redevelopment location in downtown Merriam, KS
- High traffic, great visibility and excellent proximity to I-35
- 2,250-4,400SF Available for lease or for owner user
- Great Highway Access to I-35, central location

DEMOGRAPHICS	2 miles	5 miles	10 miles
POPULATION	38,477	207,849	722,712
AVERAGE HH INCOME	\$81,711	\$95,116	\$92,443
# BUSINESSES	2,610	10,789	49,062
# EMPLOYEES	29,786	110,168	560,023

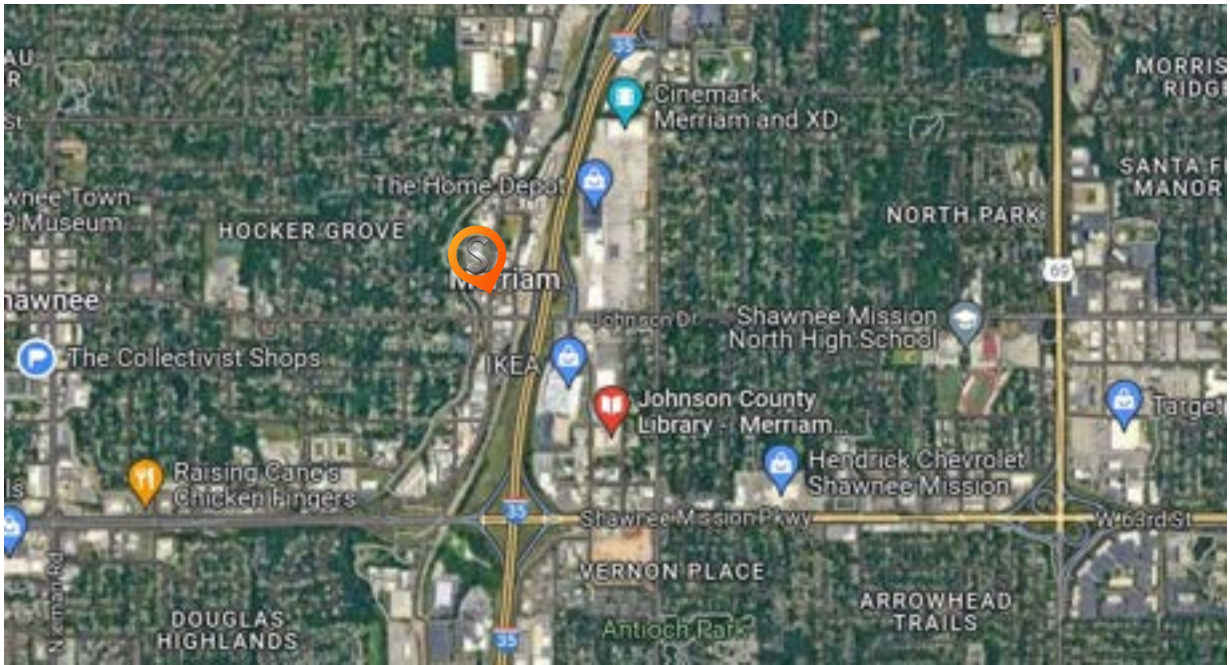
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Aerial View



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Interior Photos



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Exterior Photos

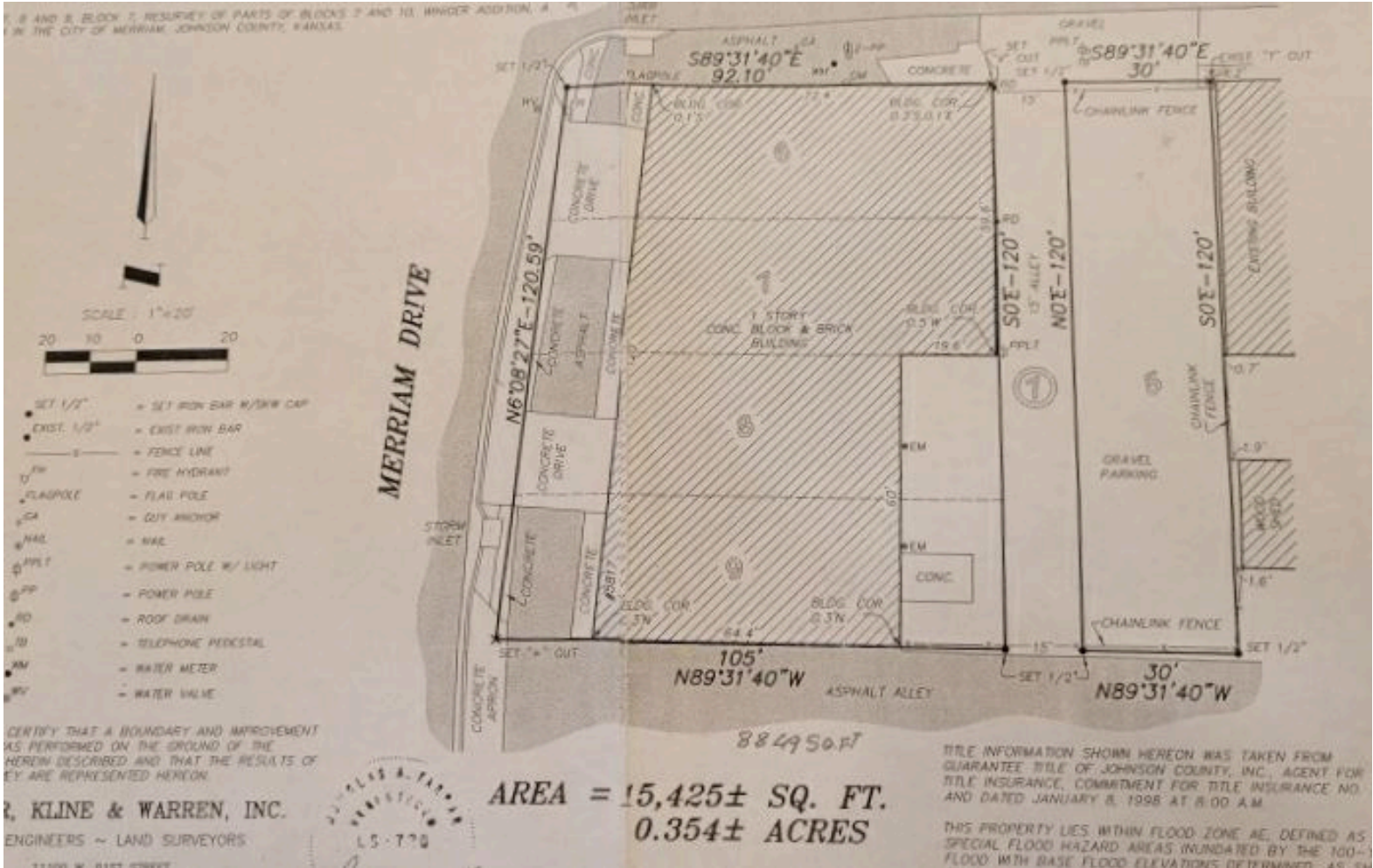


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Site Plan



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