



FREE-STANDING RESTAURANT W/DRIVE-THRU

FOR SALE / LEASE 128 E. HWY. 36, PHILLIPSBURG, KS 67661

SALE PRICE	\$250,000.00
LEASE RATE	\$9.29/SF (NNN)
BUILDING SIZE	2,692 SF
LOT SIZE	32,859 SF
YEAR BUILT	2017
CONSTRUCTION	Stud / Brick
ZONING	Commercial Highway
2024 TAXES	\$22,650.32

PROPERTY HIGHLIGHTS

- Free-standing restaurant available for purchase or lease in Phillipsburg, Kansas.
- Curb service for 9 spaces.
- Drive-thru.
- Pole signage available.
- Located on a major thoroughfare.
- Excellent visibility from Hwy 36/State St.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 Population	2,221	2,484	2,584
 Avg. HH Income	\$84,722	\$84,616	\$84,263
 Median Age	44	44	44



Grant Tidemann, SIOR
316.292.3908
tidemann@weigand.com

Austin Swisher, CCIM
316.292.3902
aswisher@weigand.com

Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
WeigandCommercial.com

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AERIAL VIEW



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