

FORMER FAMILY DOLLAR/ DOLLAR TREE

305 S. 1st St. | WaKeeney, KS
FOR SUBLEASE \$5.50/SF, NN



SITE SIZE
56,628 SF (1.3 A)

BUILDING SIZE
10,396 SF

AVAILABLE SPACE
10,396 SF

CEILING HEIGHT
11'8" TO DROP CEILING
12'7" TO TRUSS
14'8" TO DECK

YEAR BUILT
2022

CONSTRUCTION
METAL ON STEEL

ZONING
COMMERCIAL

PARKING
37 SPACES

2023 TAXES
GENERAL: \$31,093.22 | SPECIAL: \$0.00

PROPERTY HIGHLIGHTS

- Second generation retail space available for sublease.
- Located in WaKeeney, Kansas on 1st St. / U.S HWY. 283.
- Convenient access to I-70.
- Great visibility and pylon signage.
- Area tenants include Pizza Hut and Best Western Plus.



TRAFFIC COUNTS

APPROX. 15,142 VPD @ I-70 AND 1ST / U.S. HWY. 283
APPROX. 2,517 VPD @ BARCLAY AND 1ST



Offered exclusively by: **Grant Tidemann, SIOR**
316-292-3908 | tidemann@weigand.com

Austin Swisher, CCIM
316-292-3902 | aswisher@weigand.com

FORMER FAMILY DOLLAR/ DOLLAR TREE

305 S. 1st St. | WaKeeney, KS
FOR SUBLEASE \$5.50/SF, NN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/



Offered exclusively by: **Grant Tidemann, SIOR**
316-292-3908 | tidemann@weigand.com

Austin Swisher, CCIM
316-292-3902 | aswisher@weigand.com