

# FORMER FAMILY DOLLAR/ DOLLAR TREE

801 S. Washington | Plainville, KS 67663  
FOR SUBLEASE CONTACT BROKER



**SITE SIZE**  
71,438.40 SF (1.64 A)

**BUILDING SIZE**  
10,596± SF (PER COUNTY)

**AVAILABLE SPACE**  
10,596± SF

**PARKING**  
50 + 2 HANDICAPPED  
SPACES

**YEAR BUILT**  
2021

**CONSTRUCTION**  
METAL ON STEEL

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

**2023 TAXES (\$2.03/SF)**  
GENERAL: \$21,516.00 | SPECIAL: \$0.00

## PROPERTY HIGHLIGHTS

- Second generation retail space available for sublease.
- Freestanding building with pylon signage.
- Great location and visibility.
- Large concrete parking lot.
- Area tenants include Pizza Hut and Sinclair Oil.



## TRAFFIC COUNTS

APPROX. 3,369 VPD @ U.S. HWY. 183 (WASHINGTON ST.)  
& SW 7TH ST.



Offered exclusively by:

**Grant Tidemann, SIOR**

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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. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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