



LANDMARK  
COMMERCIAL



# PRIME RETAIL LOCATION FOR LEASE

1716 N WALDRON ST, HUTCHINSON, KS

DON PIROS, CCIM | 316.990.0606 | [www.landmarkrealestate.net](http://www.landmarkrealestate.net)

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.



# PROPERTY SUMMARY

LEASE RATE \$32 PSF (NNN)

BUILDING SIZE 2900 SF

LOT SIZE .42 Acres

ZONING Commercial

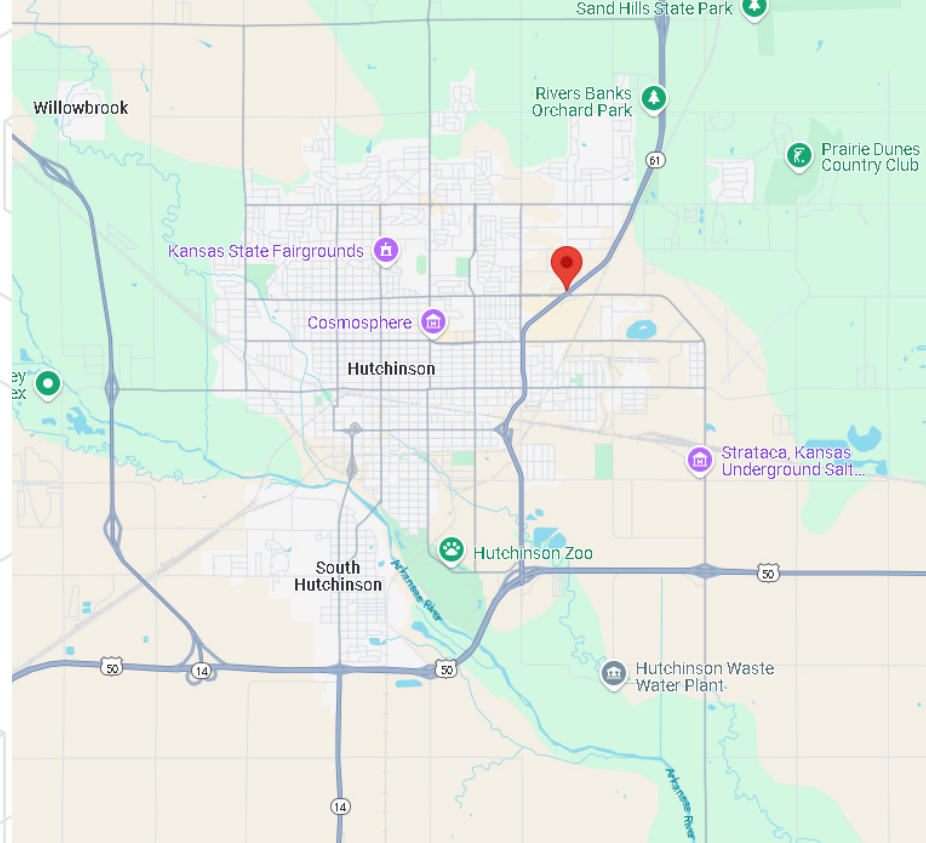
TAXES \$32097

## HIGHLIGHTS

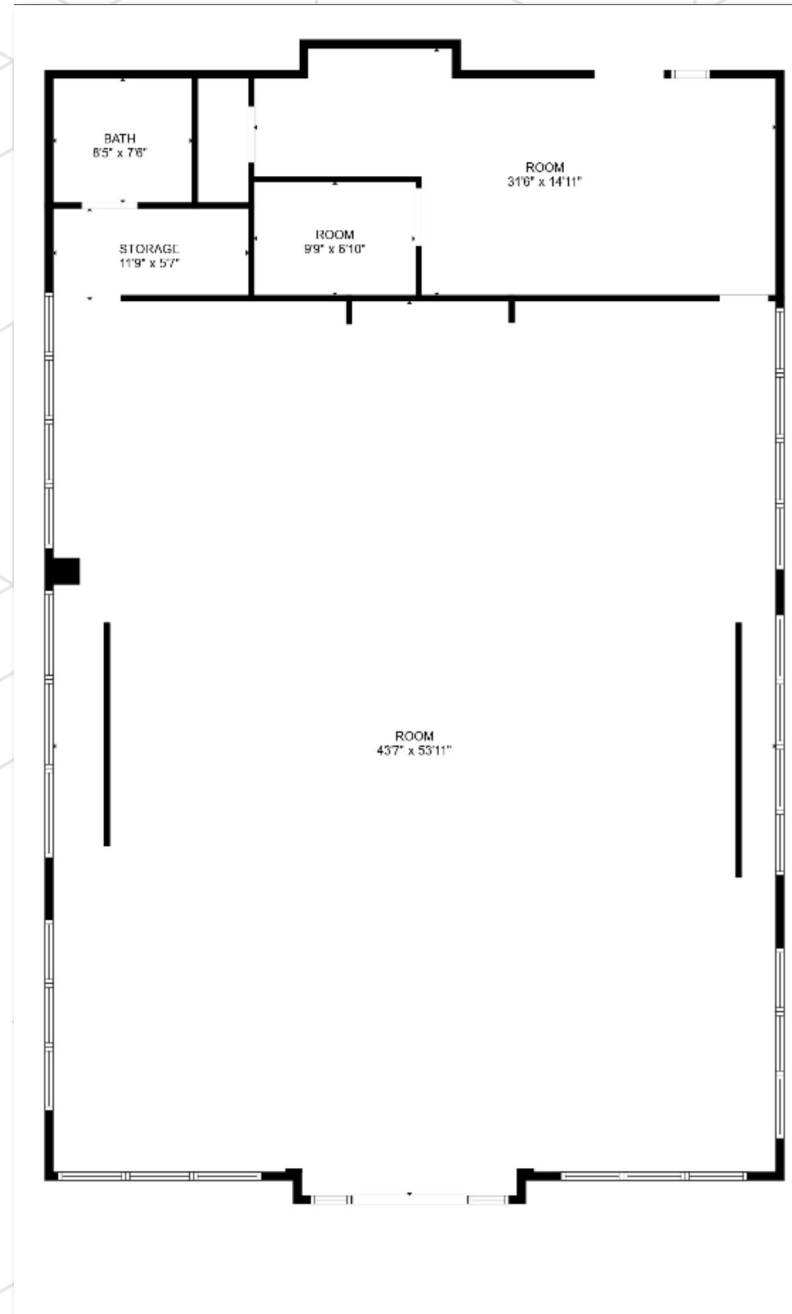
- ONE OF THE BUSIEST RETAIL AREAS IN HUTCHINSON
- AREA TENANTS: CHIC-FIL-A, BUFFALO WILD WINGS, PIZZA RANCH, STAR BUCKS, CHILLI'S, RIB CRIB, McDONALD'S, SUBWAY, HUTCHINSON HOSPITAL, ASPEN DENTAL, THE ALLEY, TJ MAXX, HUTCHINSON MALL, HUTCHINSON COMMUNITY COLLEGE, WALMART SUPERCENTER, THE HOME DEPOT, LOWE'S, PETCO

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,927	36,151	45,904
HOUSEHOLDS	2,245	14,927	19,163
AVG HH INCOME	\$63,804	\$75,152	\$76,963



# FLOOR PLAN



# SURVEY

### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 202076, WITH AN EFFECTIVE DATE OF 2/17/2021.

### LEGAL DESCRIPTION

PARCEL 1:  
LOT 2, BLOCK 1, HUTCHINSON CROSSING SECOND, A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 5 WEST OF THE 6TH P.M., HUTCHINSON, KANSAS.

PARCEL 2:  
PERMANENT, NON-EXCLUSIVE EASEMENTS FOR THE PURPOSE OF CROSS ACCESS, LIMITED CROSS PARKING, UTILITIES, DRAINAGE AND DETENTION, CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED OCTOBER 31, 2014, FILED NOVEMBER 2, 2014 AND RECORDED IN BOOK 504, PAGE 63, SUBJECT TO THE TERMS, PROVISIONS AND EASEMENTS SET FORTH IN SAID INSTRUMENT.

### NOTES CORRESPONDING TO SCHEDULE B

1. BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY TRENCH AND INTERLUM EXISTING DOWN ON THE PLAT, HUTCHINSON CROSSING SECOND, RECORDED IN PLAT BOOK 354 AT PAGE 2. AFFECTS: ELECTED AND SHOWN.

2. TERMS, PROVISIONS AND EASEMENTS OF QUILICAM DEED DATED OCTOBER 15, 1941, RECORDED NOVEMBER 27, 1991 IN BOOK 489, PAGE 519. AFFECTS: ELECTED AND SHOWN.

3. TERMS AND PROVISIONS OF CITY CONTRACT NO. 200707016, LICENSE AGREEMENT, RECORDED AUGUST 9, 2007 IN BOOK 402, PAGE 79. SURVEYOR REQUESTED MOORE LOBBY COPY OF MAP ON FINAL PAGE.

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OUTRANGING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT. RECORDED DATE: OCTOBER 10, 2012. RECORDED DATE: BOOK 484 AT PAGE 8. RECORDED NO. JANUARY 2, 2013. AND AMENDMENT RE-RECORDED. RECORDED DATE: BOOK 484 AT PAGE 266. RECORDED NO. JANUARY 14, 2013. AFFECTS: BLANKET IN MATERIAL.

5. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OUTRANGING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT. RECORDED DATE: NOVEMBER 7, 2014. RECORDED NO. BOOK 504 AT PAGE 63. AFFECTS: ELECTED AND SHOWN.

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OUTRANGING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT. RECORDED DATE: NOVEMBER 7, 2014. RECORDED NO. BOOK 504 AT PAGE 64. AFFECTS: BLANKET IN MATERIAL.

7. TERMS AND PROVISIONS OF ENCROACHMENT AGREEMENT RECORDED JANUARY 6, 2015 IN BOOK 503, PAGE 280. AFFECTS: CONTAINS NO PLEASIBLE EASEMENT ITEMS.

8. SUBORDINATION, NONDISCRIMINATION AND ATTORNEY AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF. LOWER PLATE, VALLEY MAP OF MISSOURI. TOWN: REAL, RANGE: 6, & KANSAS CORPORATION. LANDLORD: HUTCHINSON CROSSING, LLC, A KANSAS LIMITED LIABILITY COMPANY. RECORDED DATE: MAY 27, 2015. RECORDED NO. BOOK 509 AT PAGE 163. AFFECTS: BLANKET IN MATERIAL.

9. APPLICATION-LOT SPLIT, APPLICATION NO. L.S. 15-15-03, APPROVED BY THE HUTCHINSON AND RENO COUNTY JOINT SUBDIVISION COMMITTEE ON JUNE 2, 2015, RECORDED JUNE 15, 2015 IN BOOK 509, PAGE 354. AFFECTS: ELECTED AND SHOWN.

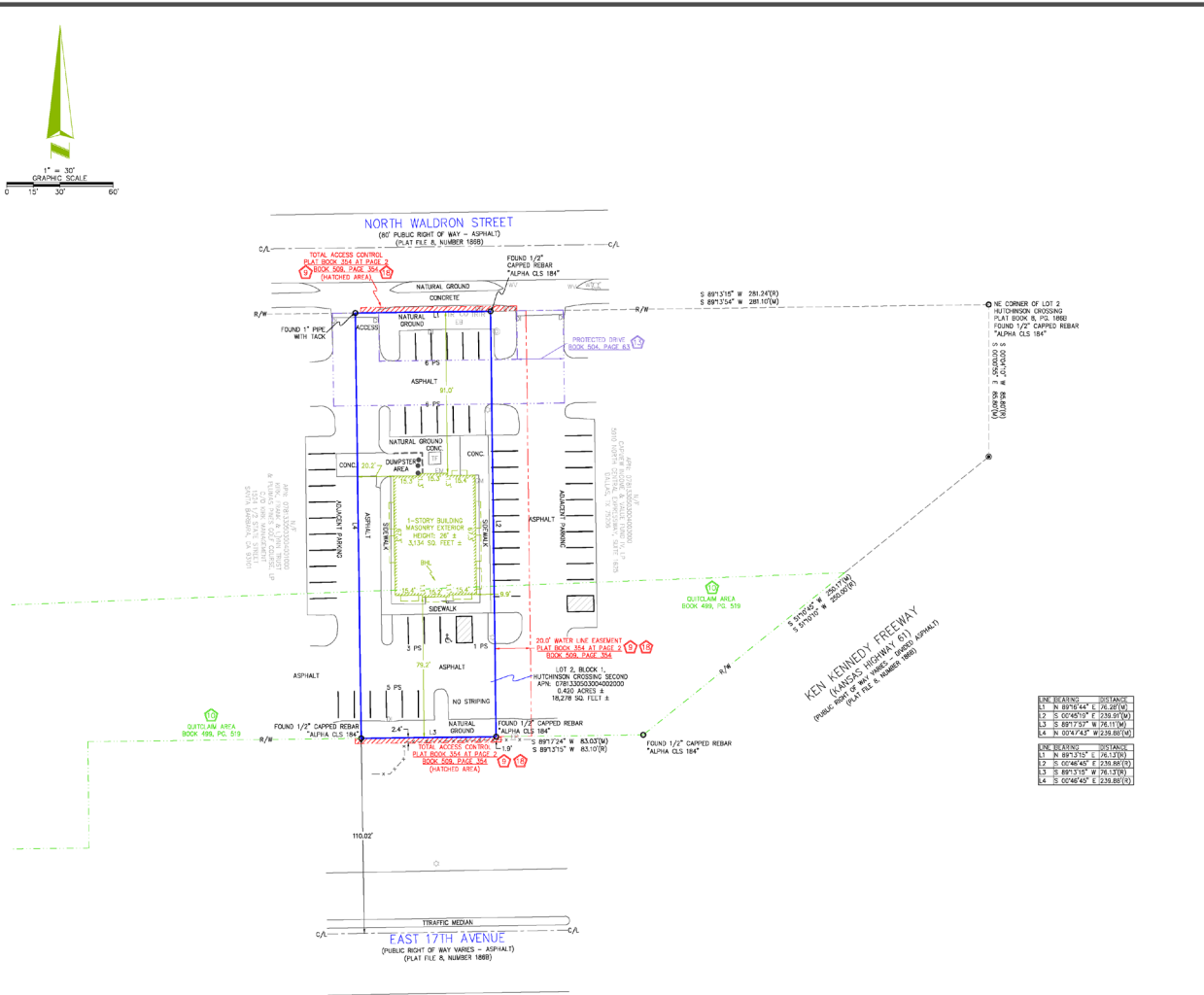
10. DECLARATION OF EXCLUSIVE USES, RECORDED SEPTEMBER 25, 2015 IN BOOK 512, PAGE 304, BUT OUTRANGING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

### LEGEND

1/2" SQUARE FEET	C/A CENTERLINE OF ROAD
CONCRETE SURFACE	R/W RIGHT OF WAY
NO PARKING AREA	QAS METER
HANDICAP PARKING SPACE	DR DRAINAGE DITCH
UTILITY RAIL, SD	EV ELECTRIC BOX
TRANSFORMER	STORM MANHOLE
ELECTRIC METER	FLC LIGHT POLE
ELECTRIC RISER	SOI
CLEAN DIRT	RELAYS
MEASUREMENT/CALCULATED DIMENSION	OVERHEAD UTILITY LINE
HOW OR FORMERLY	CHANNAL
BOUNDARY/RIGHT LOCATION	PROPERTY LINE
PROPERTY CORNER	RIGHT OF WAY
(NOT FOUND OR SET)	CENTERLINE OF ROAD
FOUND CORNER AS SHOWN	FOOTCUT EASEMENT
	FOOTCUT EASEMENT
	BUILDING SETBACK
	BUILDING CORNER

### STATEMENT OF ENCROACHMENTS

NONE OBSERVED AT TIME OF SURVEY



### VICINITY MAP

NOT TO SCALE

1716 NORTH WALDRON STREET

1716 NORTH WALDRON STREET

1716 NORTH WALDRON STREET

### SHEET 1 OF 1

LAND AREA

18,278.94 SQUARE FEET  
4.2424 ACRES

PARKING

REGULAR = 21  
HANDICAP = 1  
TOTAL = 22

### FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV AND BY DRAWING PLATTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 201502001A, WHICH BEARS AN EFFECTIVE DATE OF 05/25/2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM, WE HAVE DETERMINED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

### BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FOR KANSAS STATE PLANE COORDINATE SYSTEM, 10111111, NAD83-2011, AS MEASURED ALONG THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS 300°40'10" P. FOR GPS COORDINATE OBSERVATIONS. LATITUDE: 38°54'22.52" N. LONGITUDE: -97°53'44.76" W. CONVERSION: UTM (22T 16 58670)

### GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, FENCING, EASEMENTS, EASEMENTS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2001 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH WALDRON STREET, A DESIGNATED PUBLIC STREET, 1716 NORTH WALDRON STREET, AS SHOWN ON THE SURVEY MAP AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SECTIONS, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF NORTH WALDRON STREET AND EAST 17TH AVENUE, WHICH IS APPROXIMATELY 500' FROM THE SW CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE GRID COORDINATE SCALE FACTOR (DBS TO GROUND) = 1.00000041604264.

### ALTA/NSPS LAND TITLE SURVEY

AEI JOB #434657

1716 NORTH WALDRON STREET

RENO COUNTY HUTCHINSON, KS 67501

### SITE PICTURE

### COORDINATED BY:

AEI CONSULTANTS

2000 CAMINO SAN JOSE  
WALNUT CREEK, CA 94597  
TELEPHONE: 925.748.6000  
EMAIL: SURVEY@AEICONSULTANTS.COM

### SURVEYOR'S CERTIFICATE

I, D. AND HEINER, LLC, PARTNERS, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A BANK OF AMERICA N.A., IT SUCCESSORS, AND ASSOCIATES, HAVE REVIEWED THIS SURVEY AND CERTIFY THAT THE MAP ON PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, WHICH ARE ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND 17 OF TABLE A. THEREFORE, THE INFORMATION WAS COMPLETED ON 02/23/2021.

DATE OF PLAT OR MAP: 2/23/2021

### APPROVED BY:

BRUCELEY D. BILW  
PROFESSIONAL LAND SURVEYOR NO. 1468  
STATE OF KANSAS  
KANSAS CON. L.S.-321

DATE: 02/23/2021

REVISION HISTORY

BY: SURVEYOR JOB NUMBER 21-0812

SCALE: 1" = 30'

DRAWN BY: JFI

APPROVED BY: TTN

### SURVEYED BY:

BILW & ASSOCIATES, P.A.  
3625 N. SHILOH DRIVE  
PARKETT, MO. 64078  
417-443-4506  
SURVEY@BILW.COM



# AERIAL







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