

# FORMER FAMILY DOLLAR/ DOLLAR TREE

1323 Main St. | La Crosse, KS  
FOR SUBLEASE \$5.00/SF, NNN



**SITE SIZE**  
37,812 SF

**BUILDING SIZE**  
10,488± SF

**AVAILABLE SPACE**  
10,488± SF

**CEILING HEIGHT**  
12'

**TRAFFIC COUNTS**  
APPROX. 4,838 VPD @ K-4/16TH ST. & MAIN ST.

**YEAR BUILT**  
2021

**CONSTRUCTION**  
METAL ON STEEL

**ZONING**  
COMMERCIAL

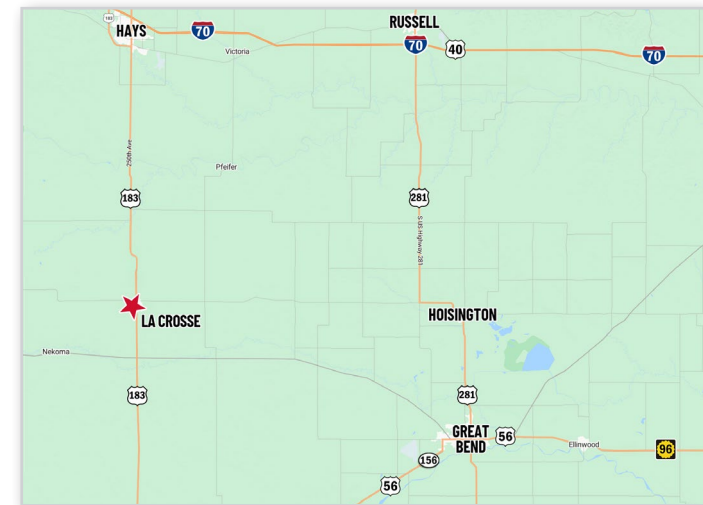
**PARKING**  
30 SPACES

**2023 TAXES**  
GENERAL: \$47,032.78 | SPECIALS: \$0.00

## PROPERTY HIGHLIGHTS

- Second generation retail space available for sublease.
- Located on Main St. in close proximity to K-4/16th St.
- Pylon signage.
- Concrete parking.
- Great visibility.
- Area tenants include Casey's and Hometown Market.

**TRAVEL TIME:**  
30 minutes to Hays, KS  
1.75 hours to Salina, KS  
1.33 hours to Dodge City, KS



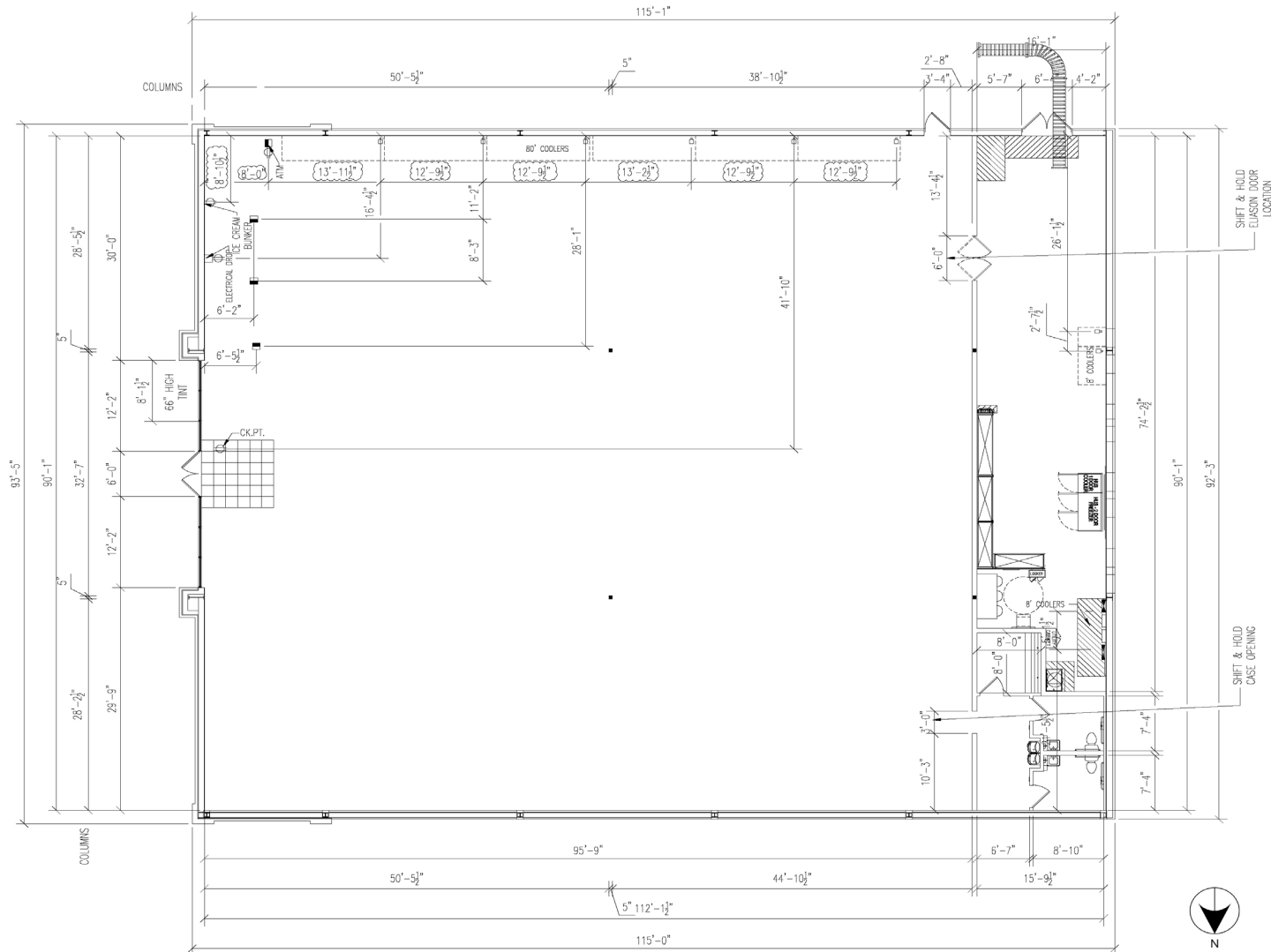
Offered by: **Grant Tidemann, SIOR**  
316-292-3908 | tidemann@weigand.com

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

# FORMER FAMILY DOLLAR/ DOLLAR TREE

1323 Main St. | La Crosse, KS  
FOR SUBLEASE \$5.00/SF, NNN

## FLOOR PLAN



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 an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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

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

# FORMER FAMILY DOLLAR/ DOLLAR TREE

1323 Main St. | La Crosse, KS  
FOR SUBLEASE \$5.00/SF, NNN



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,331	1,838	1,923
AVG. HH INCOME	\$123,374	\$121,605	\$119,926
MEDIAN AGE	52.7	52.7	52.8

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 an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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

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