



WEIGAND
COMMERCIAL

HIGH TRAFFIC RETAIL CENTER

FOR LEASE 2422 W. CENTRAL AVE., EL DORADO, KS 67042

LEASE RATE:	\$12.50/SF, NNN
ESTIMATED NETS:	\$9.49/SF
BUILDING SIZE:	5,262 SF
AVAILABLE SF:	1,344 SF
YEAR BUILT:	2005
PARKING:	Ample Doorside
ZONING:	C-1

PROPERTY HIGHLIGHTS

- Along El Dorado's main corridor on Central Avenue.
- Other tenants in the center include:



- High visibility pole signage opportunity.
- Located just north of Butler Community College (approx. 3,000 students).
- Other area neighbors include: Walmart, DOLLAR GENERAL

**HARBOR
FREIGHT**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,568	12,763	16,208
AVG. HH INCOME	\$58,921	\$67,245	\$72,043
MEDIAN AGE	32.4	35.0	36.1
TRAFFIC COUNTS			
ALONG CENTRAL AVE.	14,178 VPD		



Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

HIGH TRAFFIC RETAIL CENTER FOR LEASE 2422 W. CENTRAL AVE., EL DORADO, KS 67042

WEIGAND
COMMERCIAL

AREA RETAILERS



Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

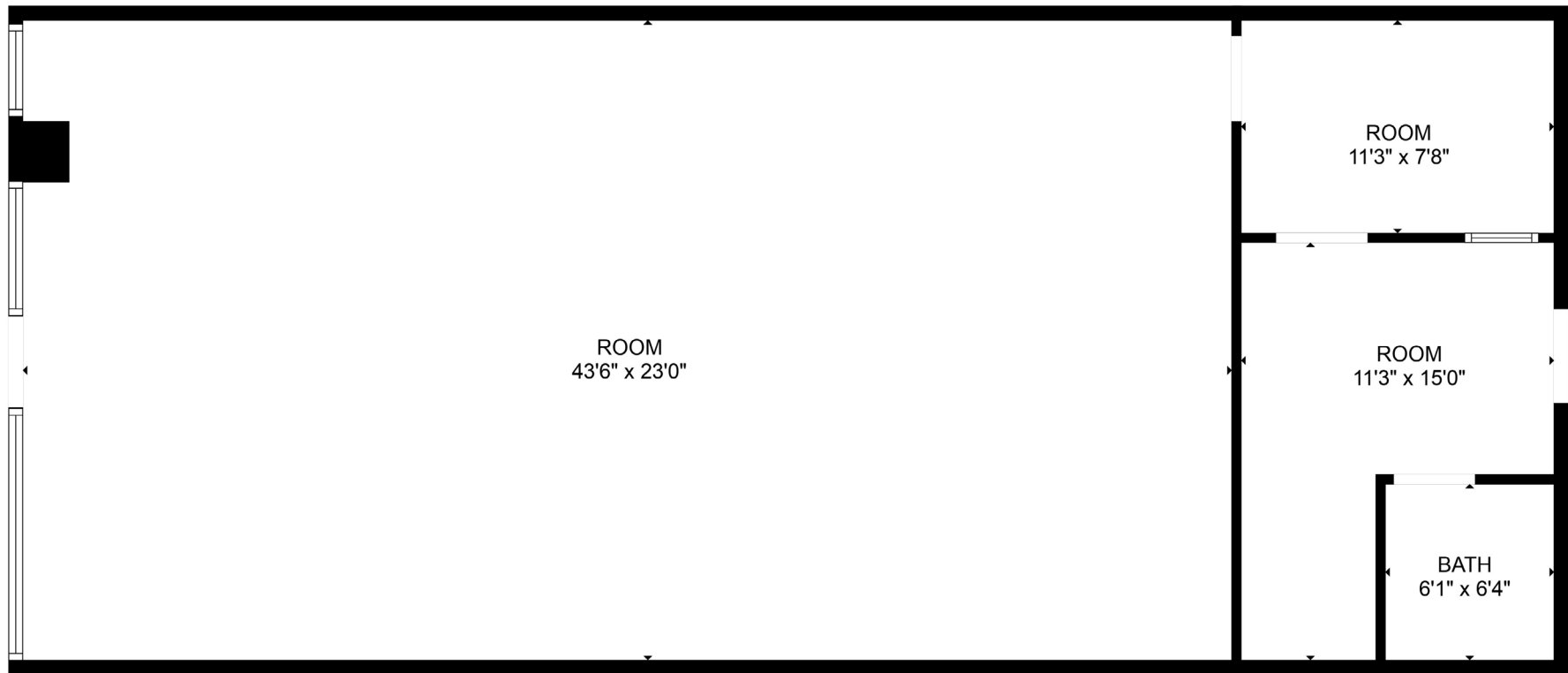
Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

HIGH TRAFFIC RETAIL CENTER

FOR LEASE 2422 W. CENTRAL AVE., EL DORADO, KS 67042

WEIGAND
COMMERCIAL

INTERIOR PHOTOS & FLOOR PLAN



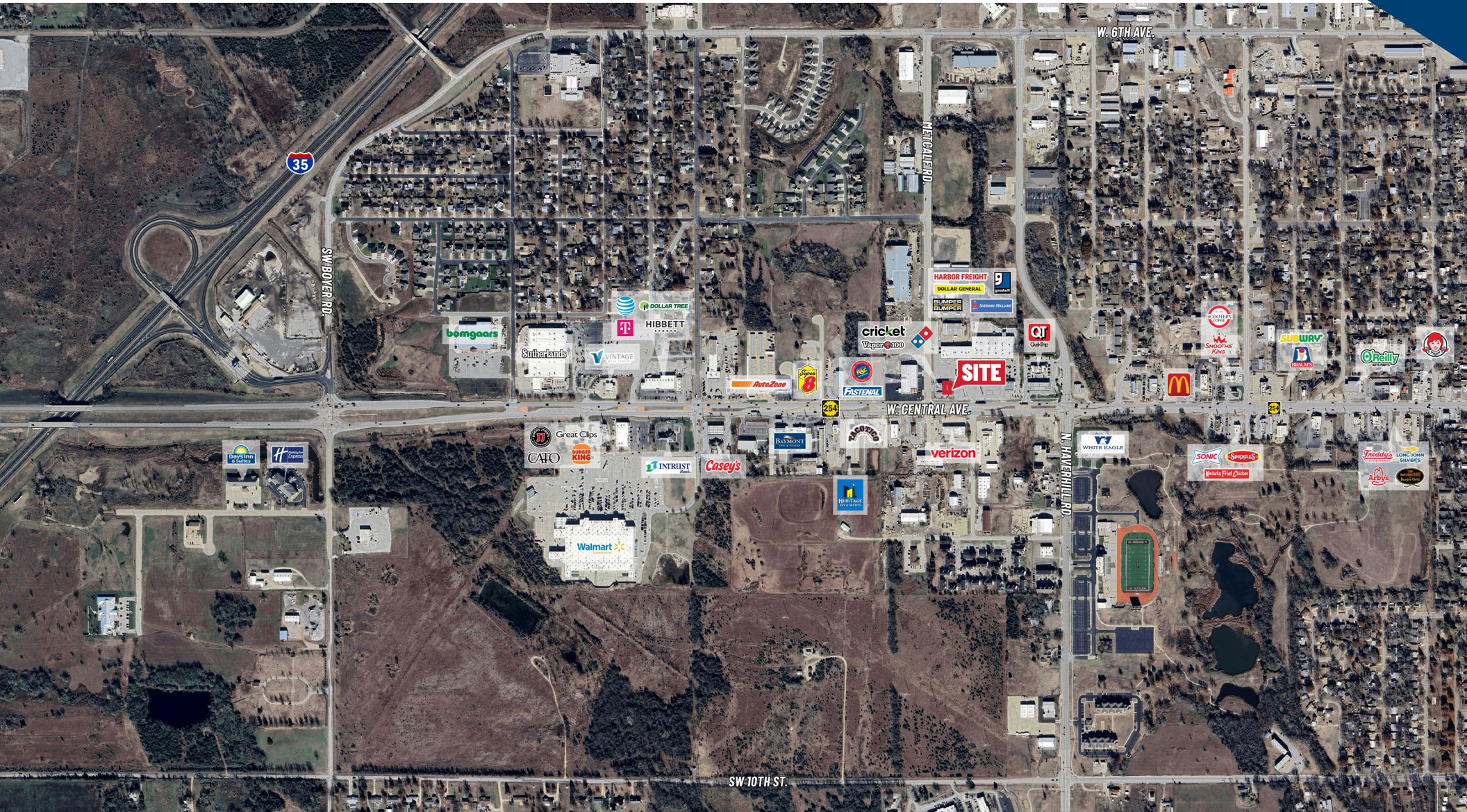
Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

HIGH TRAFFIC RETAIL CENTER FOR LEASE 2422 W. CENTRAL AVE., EL DORADO, KS 67042

WEIGAND
COMMERCIAL

AERIAL VIEW



Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com