



For Lease



For more information please contact:

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Senior Broker

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President & CEO

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For Lease



OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	101,800 SF
Available SF:	6,000 - 10,000 SF
Lot Size:	10.1 Acres
Number of Units:	9
Cap Rate:	-23.7%
NOI:	-\$1,246,912
Year Built:	1974
Renovated:	2002
Zoning:	Commercial
Market:	Coffeyville, KS

PROPERTY OVERVIEW

Experience the perfect business location at 1000 Hall St, Coffeyville, KS, 67337. This premier property offers exceptional visibility and effortless access, ensuring maximum exposure in a high-traffic area. Anchored by King Food Savor and Dollar Tree, this location boasts a built-in customer base with the added benefit of high visibility. With an impressive 592 parking spaces, your customers will appreciate the convenience of ample parking, making their visits stress-free. Being situated on Highway 166 further enhances the property's appeal, providing convenient access for both local and commuter traffic. Secure your place at this sought-after location and take advantage of the outstanding features to elevate your business and attract a steady stream of customers.

Estimated NNN = \$1.75.

PROPERTY HIGHLIGHTS

- Great visibility & Easy Access.
- High traffic area.
- Anchored by King Food Savor & Bealls.
- 592 Parking Spaces.
- Located on Highway 166.

Coffeyville Plaza



1000 HALL ST, COFFEYVILLE, KS 67337

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 - 10,000 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Pad Site	Available	10,000 SF	NNN	Negotiable	Pad-Site.
912	Available	7,160 SF	NNN	\$12.00 SF/yr	In-Line.
906	Available	6,000 SF	NNN	\$12.00 SF/yr	In-Line.
902	Available	6,000 SF	NNN	\$12.00 SF/yr	In-Line.
900	Available	6,000 SF	NNN	\$12.00 SF/yr	End-Cap.

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SITE PLAN

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PYLON SIGN

For Lease

COFFEYVILLE
P · L · A · Z · A

King FOODSAVER

DOLLAR TREE

bealls

FACTORY CONNECTION

CHECK INTO CASH

staff management

COFFEYVILLE →
MINI STORAGE 251-5848

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JARED
Commercial & Management

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RETAILER MAP

For Lease



Google

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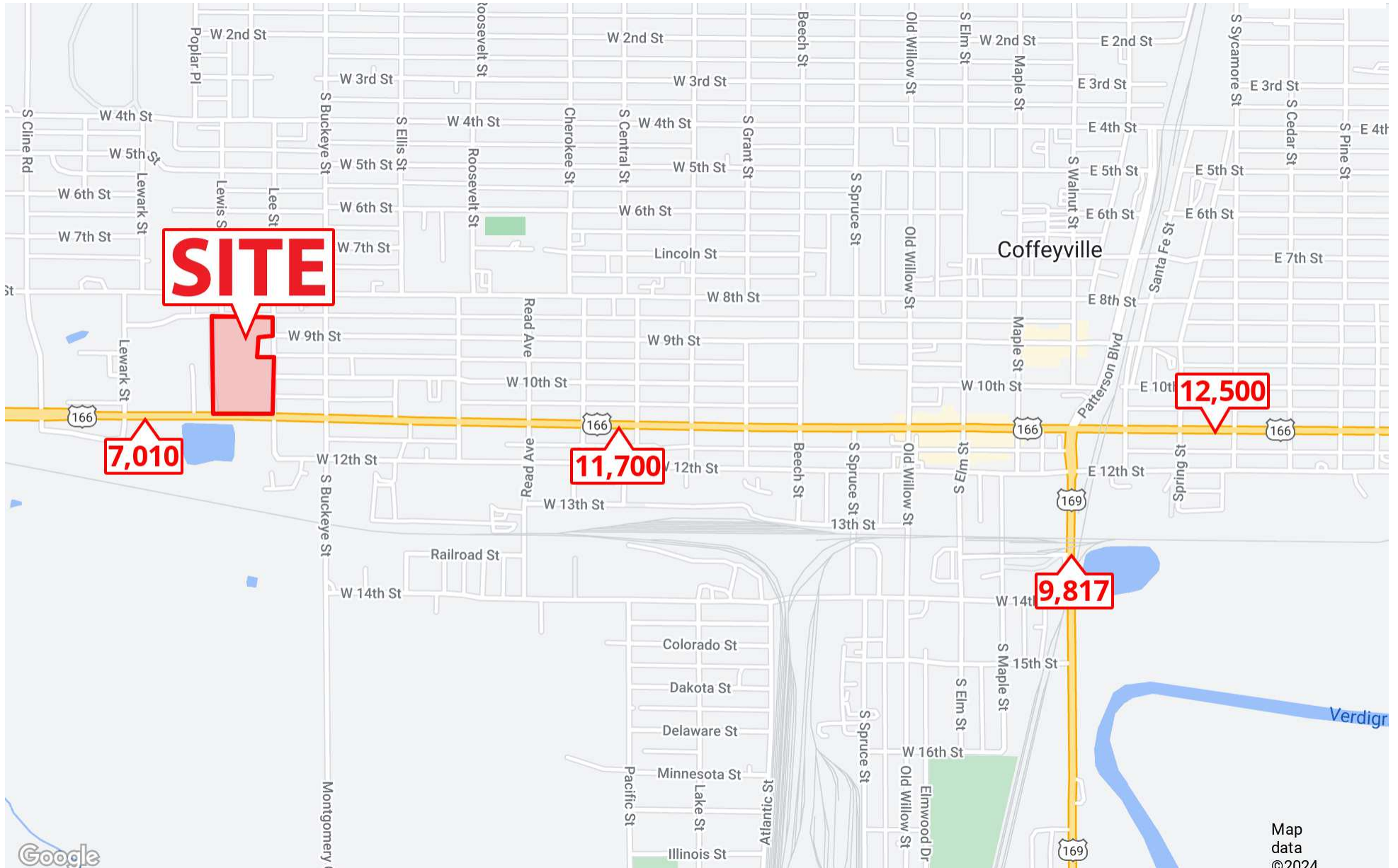
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TRAFFIC COUNT MAP

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DEMOGRAPHICS MAP & REPORT

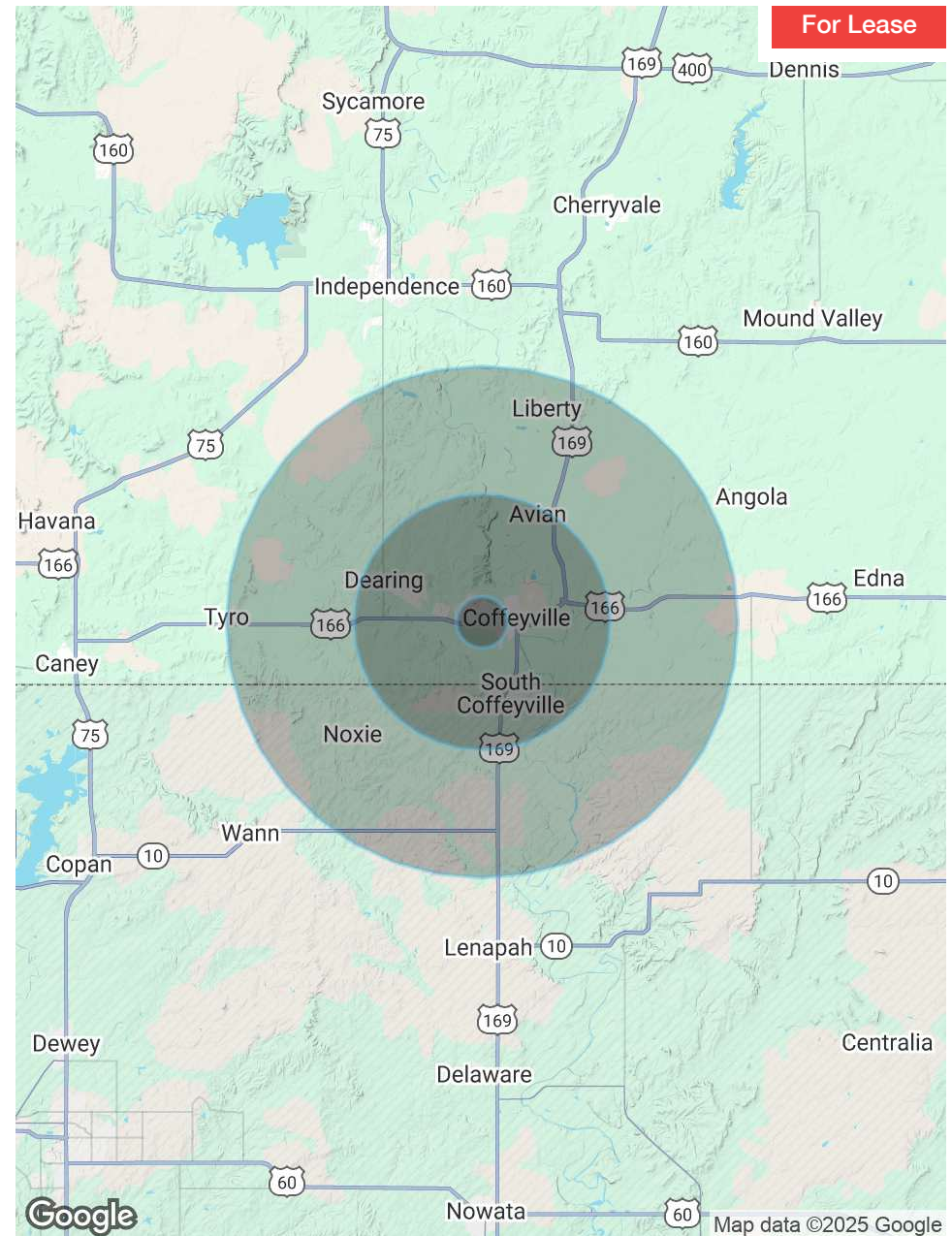
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,339	13,588	18,916
Average age	35.9	38.5	39.8
Average age (Male)	34.5	36.4	37.7
Average age (Female)	35.7	39.4	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,007	5,691	7,818
# of persons per HH	2.3	2.4	2.4
Average HH income	\$41,186	\$44,028	\$46,553
Average house value		\$97,002	\$105,878

* Demographic data derived from 2020 ACS - US Census



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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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For Lease



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EDUCATION

BA - Drury University
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MEMBERSHIPS

BOMA International
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