

# HUTCHINSON FLEX PROPERTY

1302 N GRAND ST, HUTCHINSON, KS 67501



**OFFERING MEMORANDUM**

**InSite**  
REAL • ESTATE • GROUP

## HUTCHINSON FLEX PROPERTY HIGHLIGHTS

### THE OFFERING

InSite Real Estate Group presents an exciting opportunity to acquire 1302 N Grand St, Hutchinson, KS 67501. This versatile free-standing building offers a unique blend of industrial and office space catering to a wide variety of uses. With ample parking, full climate control, and a large lot, this property is perfect for a wide range of businesses. Additionally, the city has approved an approach off of Halstead Street, adding to the property's accessibility.

We are offering creative purchase options such as a master lease and lease options. These options provide flexibility for potential buyers, making it easier to finance and manage the property. Don't miss out on this exceptional opportunity to acquire a prime property with excellent benefits. Contact us today to learn more about this exciting opportunity.

**\$800,000**  
ASKING PRICE

**\$5-9/SF**  
LEASE RATE

**NNN**  
LEASE STRUCTURE

**14,110 SF**  
BUILDING SIZE

**1.78 ACRES**  
LOT SIZE

**\$20,737**  
2022 TAXES



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## OTHER HIGHLIGHTS

I3, HEAVY INDUSTRIAL  
ZONING

1970 & 2010  
YEAR BUILT

METAL ON STEEL  
CONSTRUCTION

16'  
CEILING HEIGHT

## 1, 3, 5 MILE DEMOGRAPHICS

Miles	1	3	5
2022 Total Population	1,947	31,978	45,866
2022 Households	905	13,129	19,113
Average Household Income	\$52,638	\$71,780	\$73,348
Vehicle Maintenance	\$621,908	\$11,987,510	\$17,841,675
Restaurant Spending	\$2,005,943	\$38,810,023	\$57,481,661

**CADIN LIMON** | M 316-680-2972 | [cadin@insitere.com](mailto:cadin@insitere.com)



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316 - 618 - 1100



**PROPERTY VIDEO CLICK HERE**

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## MARKET OVERVIEW - HUTCHINSON, KS

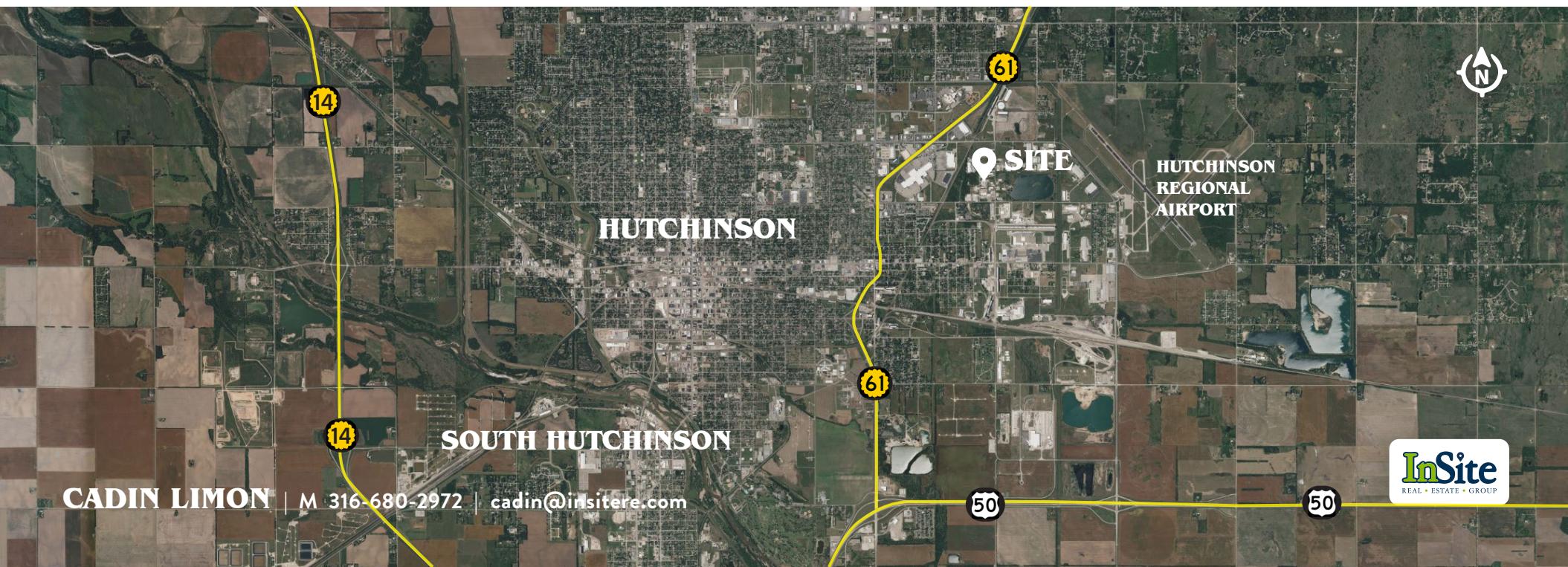
Hutchinson, KS is a city located in Reno County, Kansas, with a population of approximately 40,000 residents. The city has a diverse economy that includes manufacturing, healthcare, and agriculture. Hutchinson is also home to the Kansas State Fair, which attracts visitors from across the state and the country.

When it comes to commercial real estate, Hutchinson has a range of options for investors and business owners. The city has a variety of commercial properties, including retail spaces, office buildings, and industrial properties. The average price per square foot for commercial real estate in Hutchinson is relatively affordable compared to larger cities, making it an attractive option for those looking to invest in the area.

One of the key factors driving the commercial real estate market in Hutchinson is the city's location. Hutchinson is situated along major highways, including US-50 and KS-61, providing easy access to other major cities in the region. This makes the city an ideal location for businesses looking to expand their reach in the Midwest.

In recent years, Hutchinson has experienced a surge in economic growth and development, particularly in the manufacturing and healthcare industries. The city's diverse economy and growing population make it a promising market for commercial real estate investors.

Overall, Hutchinson, KS is a growing city with a diverse economy, affordable commercial real estate prices, and a strategic location that makes it an attractive option for businesses looking to expand their operations in the Midwest.

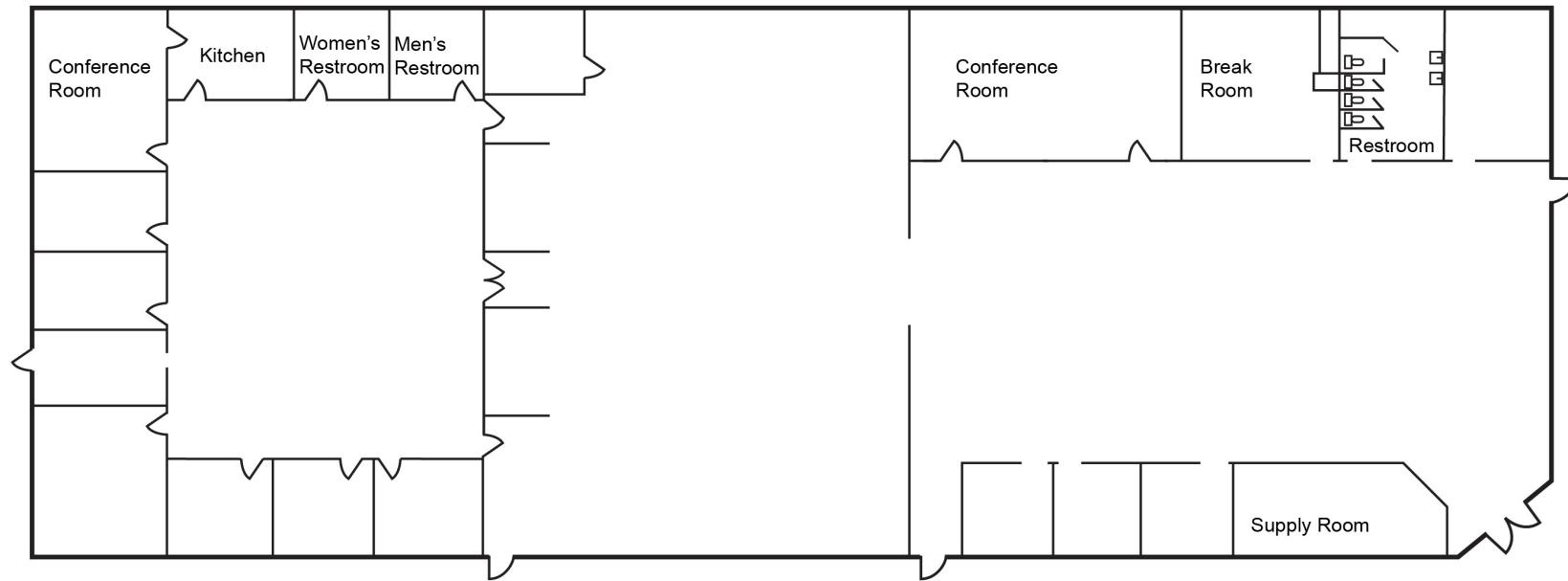




WEST AERIAL OVERVIEW

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## CONTACTS

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