

RETAIL PAD FOR LEASE

2830 W 18th Avenue
Emporia, Kansas

Prime Outparcel to Walmart Supercenter

±0.80 ACRES



Emporia High School



Industrial Road

W 18th Avenue



±12,500 VPD

±20,700 VPD



THE OPPORTUNITY

- 34,138 SF build-to-suit opportunity
- Accommodates freestanding drive-thru or multi-tenant building with endcap drive-thru
- Walmart adjacent with parking lot access
- Adjacent retailers include Panda Express, McDonald's, Starbucks, and Taco Bell
- Signage available
- Strong demographics and regional retail draw



LYON COUNTY

\$74,314

**Average Household
Income**

61.4%

**Owner-Occupied
Housing**

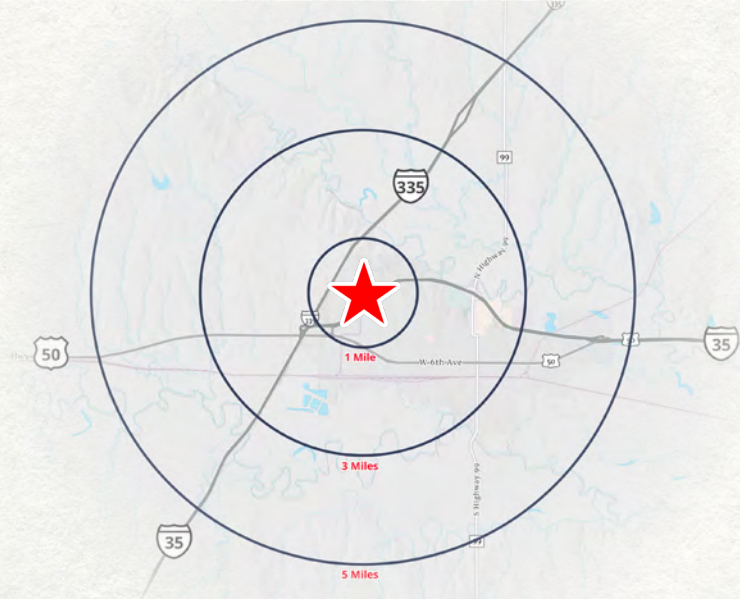
51.5%

**White-Collar
Employment**

66.2

**Diversity
Index**

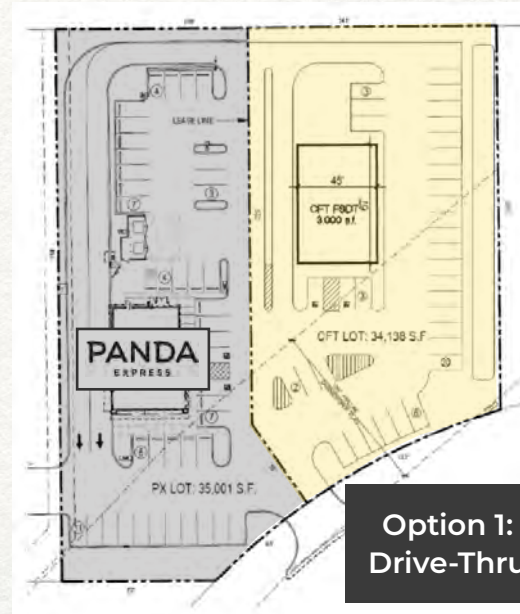
TRADE AREA & DEMOGRAPHICS



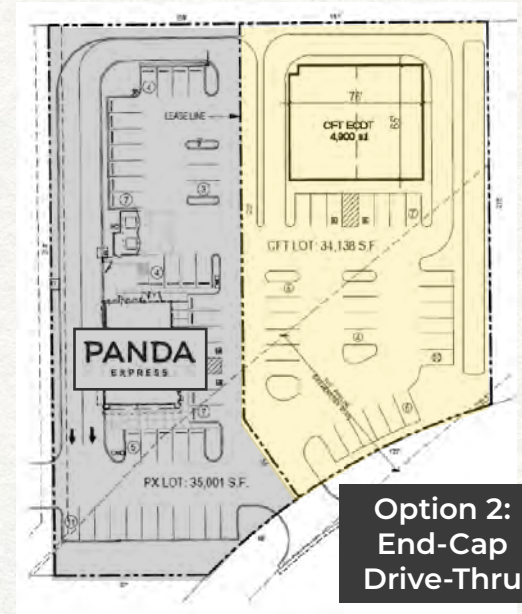
2025 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,626	20,264	24,867
Median Age	43.8	33.0	33.7
Average Household Size	2.23	2.24	2.28
Owner-Occupied Housing	64.1%	53.5%	55.2%
Average Household Income	\$83,340	\$66,792	\$67,913
Median Home Value	\$241,502	\$156,174	\$156,250
Daytime Population	6,753	23,779	27,447

KEY DEMOGRAPHIC HIGHLIGHTS

- **\$83,340** average household income within the 1 mile trade area
- **27,447** daytime population within the 5 mile trade area
- **64.1%** owner-occupied housing within the 1 mile trade area



Option 1:
Drive-Thru



Option 2:
End-Cap
Drive-Thru

TRADE AERIAL



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