

# RETAIL/RESTAURANT/OFFICE SPACE

## LANSING DEPOT

100 East Kansas, Lansing, KS 66043



- Space B - 900 SF (approximately 18' W x 49' D) available
- Space B is open construction with restroom and storage room
- Possible uses: retail, office, insurance, realtor, pet store, medical, pharmacy, restaurant, coffee shop
- Join Verizon Wireless, CBD World, The UPS Store, Comprehensive Foot Center, Select Physical Therapy, Hake Brothers Homes, and Sparrow Women's Clinic
- Less than a mile away from Lansing Elementary and Middle Schools
- Close to major employers: Hallmark, US Army Fort Leavenworth, Leavenworth Federal Penitentiary, State of Kansas Lansing Correctional Facility, University of St. Mary, VA Hospital, Corrections Corporation of America, Northrup Grumman, Leavenworth Gold Club
- High visibility: K7 / Main Street is the main north-south route for Lansing and Leavenworth
- Over 26,580 cars in front of site per day
- Over 2,855 employees in a 1-mile radius

**Lease Rate: \$15/SF NNN (\$7.34/SF Nets)**

*Stated rent is "as-is" with annual rent increases*

***Landlord is willing to negotiate tenant finish allowance***

**John Handley**

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# FLOOR PLAN

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## First Floor - Fully Leased

<p><b>HAKE BROTHERS HOMES</b></p> <p>1,000 SF</p>	<p><b>COMPREHENSIVE FOOT CENTER</b></p> <p>1,450 SF</p>	<p><b>THE UPS STORE</b></p> <p>1,280 SF</p>	<p><b>VACANT</b></p> <p>900 SF</p>	 <p>1,200 SF</p>
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## Second Floor

<p><b>SPARROW WOMEN'S CLINIC</b></p> <p>1,268 SF</p>	<p><b>SPARROW'S NEST</b></p> <p>1,144 SF</p>	 <p>3,588 SF</p>
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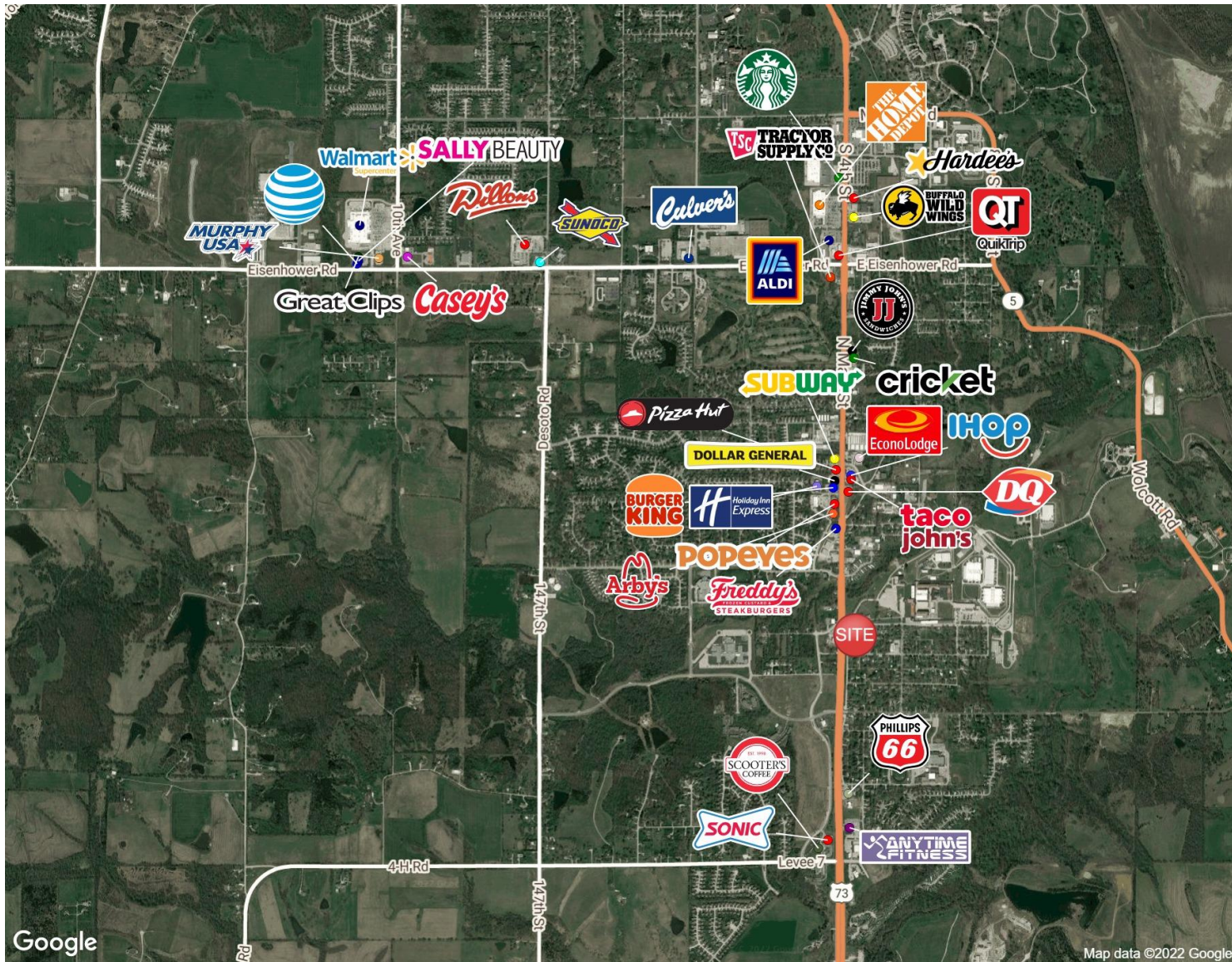
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Google

Map data ©2022 Google

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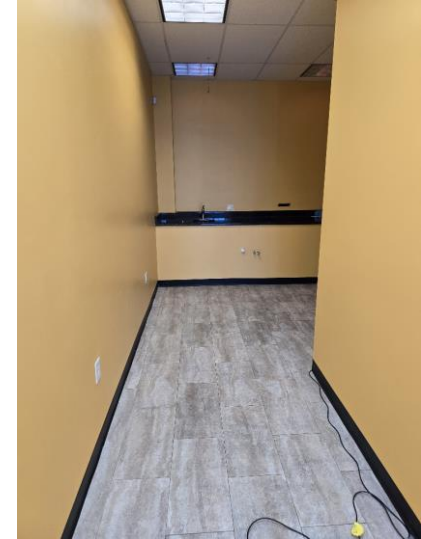
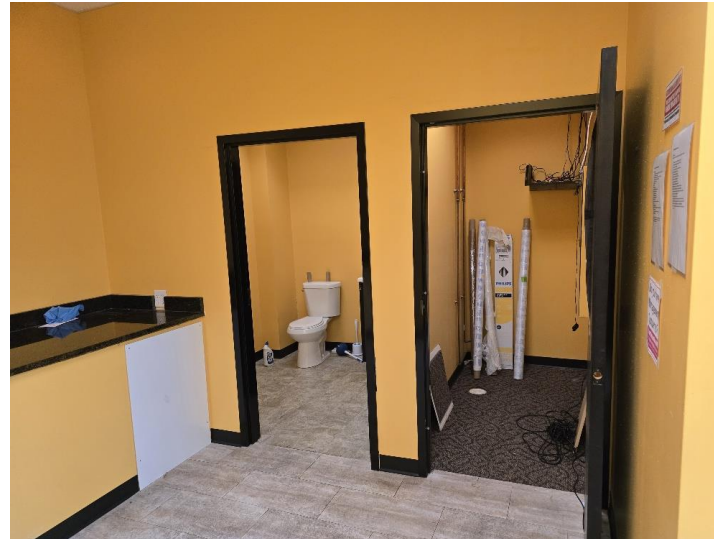


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## PICTURES OF SPACE B



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