



Colliers



COLT

For Sale

2202 W. Central Avenue
El Dorado, Kansas

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Accelerating success.

2202 W. Central Avenue El Dorado, Kansas

Property Features

- 2,000 SF building on 1.3 acres
- Over an acre of additional land for development on Central Avenue
- Sale price: \$550,000
- Investment available at an 8.2% cap rate
- Plenty of space for light industrial activity or storage



Mezzanine

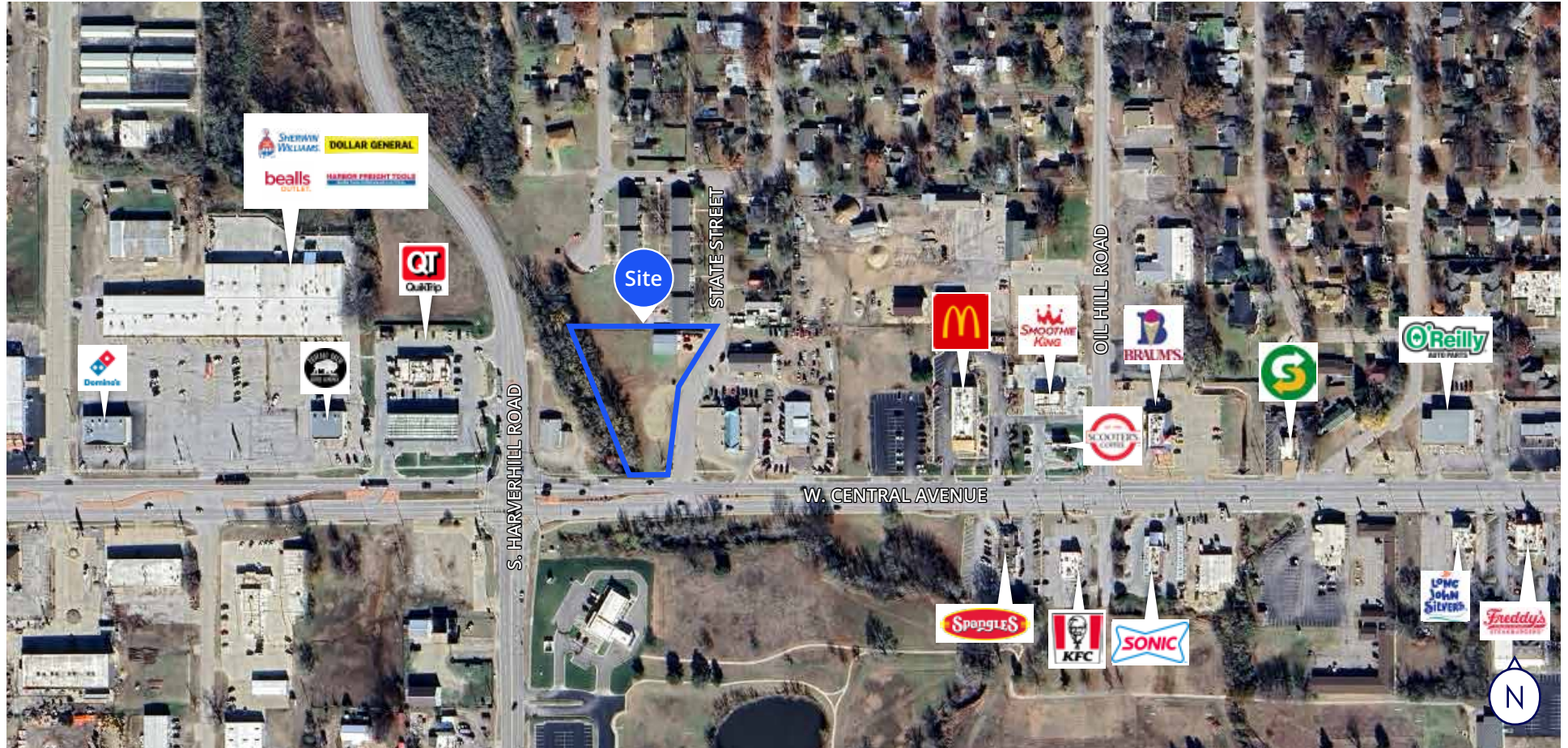


Garage



Conference Room

Close-Up Aerial



Demographics



Total Population

1-mile: 4,826
3-mile: 13,269
5-mile: 15,770



Household Income (Avg.)

1-mile: \$63,490
3-mile: \$69,939
5-mile: \$72,134



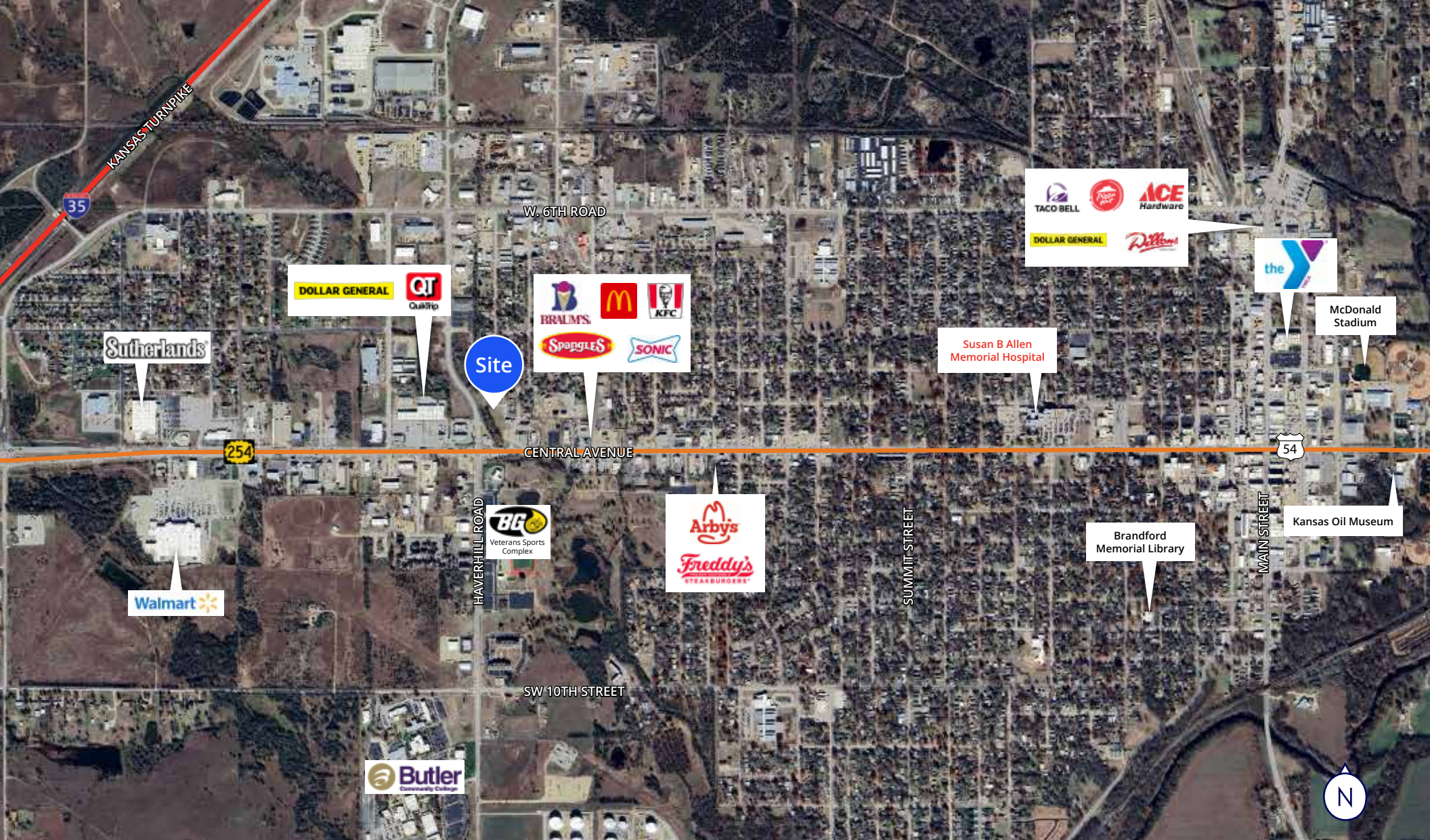
Number of Households

1-mile: 1,918
3-mile: 5,264
5-mile: 5,791



Daytime Population

1-mile: 6,413
3-mile: 15,377
5-mile: 16,808



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