



DOWNTOWN NEWTON RETAIL/OFFICE

FOR LEASE 123 E. BROADWAY, NEWTON, KS 67114

LEASE RATE	\$8.00/SF, Modified Gross
BUILDING SIZE	8,712± SF
AVAILABLE SF	6,862± SF
PARKING	Street + Adjacent City Lot
ZONING	C-3, Central Business District

PROPERTY HIGHLIGHTS

- In the heart of downtown Newton.
- Tenant improvement allowance available.
- Free city-owned parking lot adjacent to the building.
- Area businesses include:

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,853	20,365	21,257
AVG. HH INCOME	\$76,054	\$88,076	\$88,450
MEDIAN AGE	37.1	38.3	38.4

TRAFFIC COUNTS

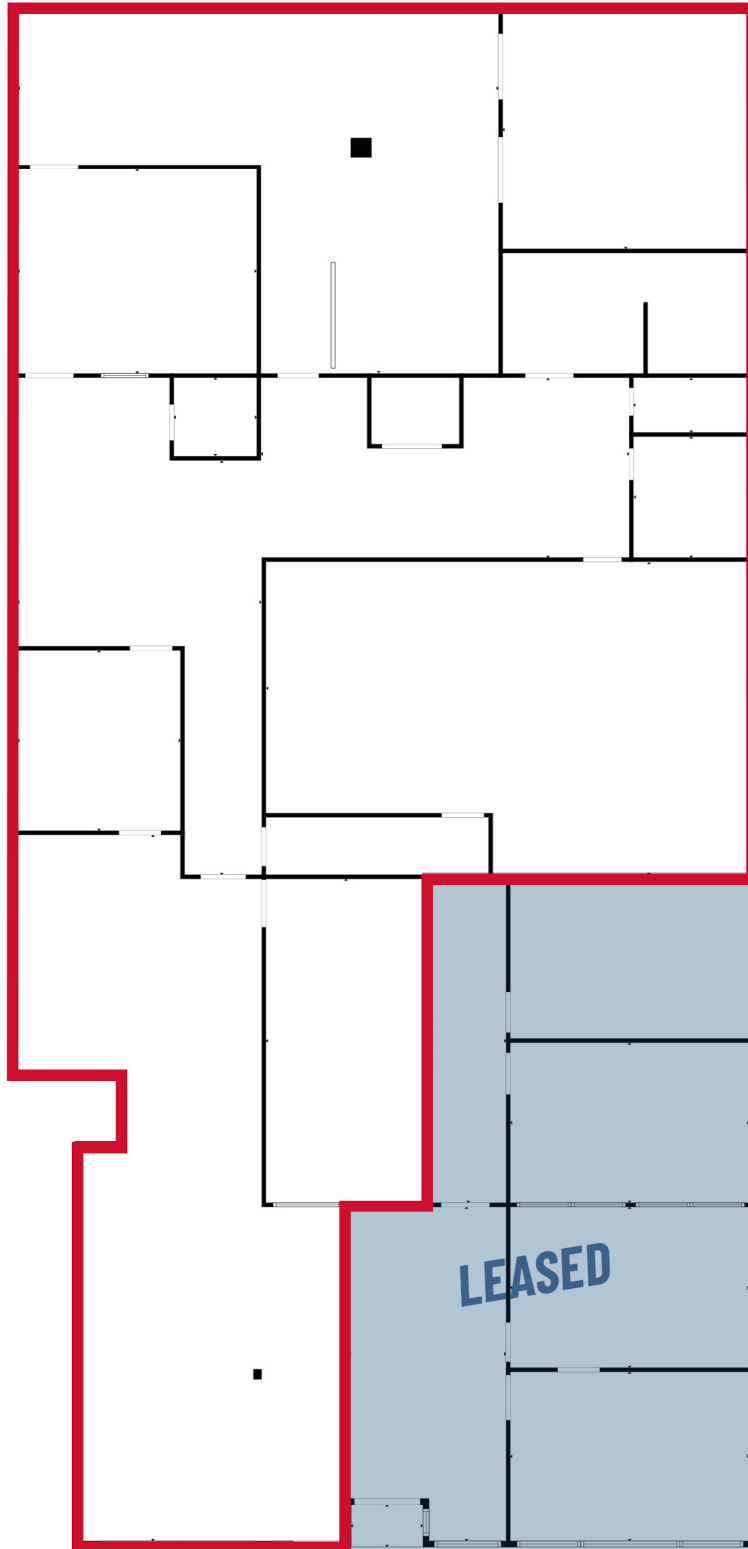
1st & Main St.	14,000 VPD
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FLOOR PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

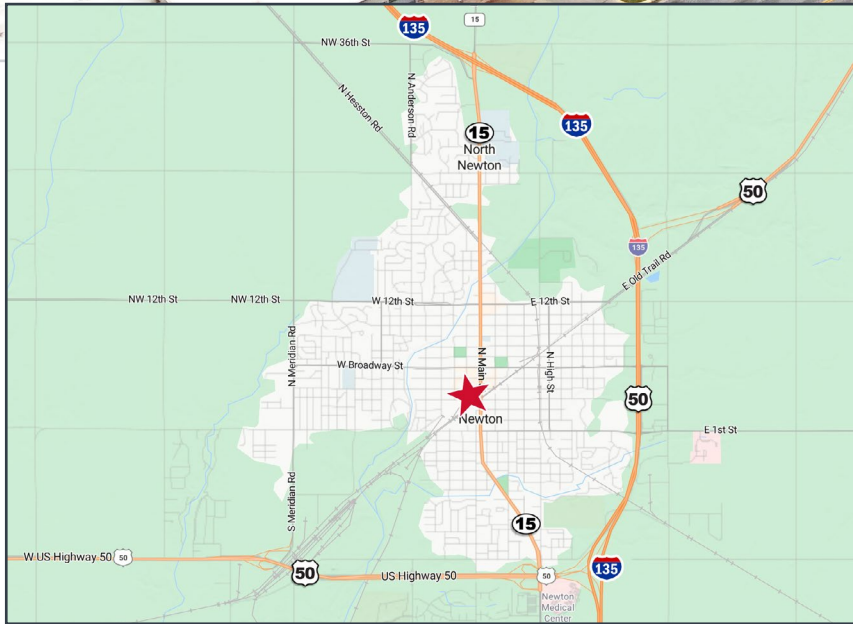
Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

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WEIGAND
COMMERCIAL

AERIAL VIEW



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