

# 900 E. 30TH ST.

900 E. 30TH ST., HUTCHINSON, KS 67502

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the vibrant retail environment surrounding the property at 900 E. 30th St. in Hutchinson, KS, making it an ideal location for Retail/Strip Center tenants. Just a stone's throw away, the bustling downtown district features a charming selection of boutique shops, local eateries, and unique retail experiences, offering a rich tapestry of local culture. Nearby, the Hutchinson Mall and PrairieStar Health Center anchor the area, drawing in a steady stream of potential customers. Additionally, the close proximity to major highways ensures convenient access for both local and out-of-town visitors. With its strategic location and dynamic surroundings, the property at 900 E. 30th St. offers an ideal setting for retailers to harness the thriving commercial energy of the area.

### PROPERTY HIGHLIGHTS

- Highly visible location with excellent signage opportunities
- Ample on-site parking for customers and employees
- Versatile interior layout for various retail or commercial uses
- Professional property management to address tenant needs promptly

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	2,021 - 4,565 SF
Building Size:	8,127 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,337	16,896	20,497
Total Population	6,883	35,863	44,729
Average HH Income	\$68,451	\$57,834	\$58,816

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

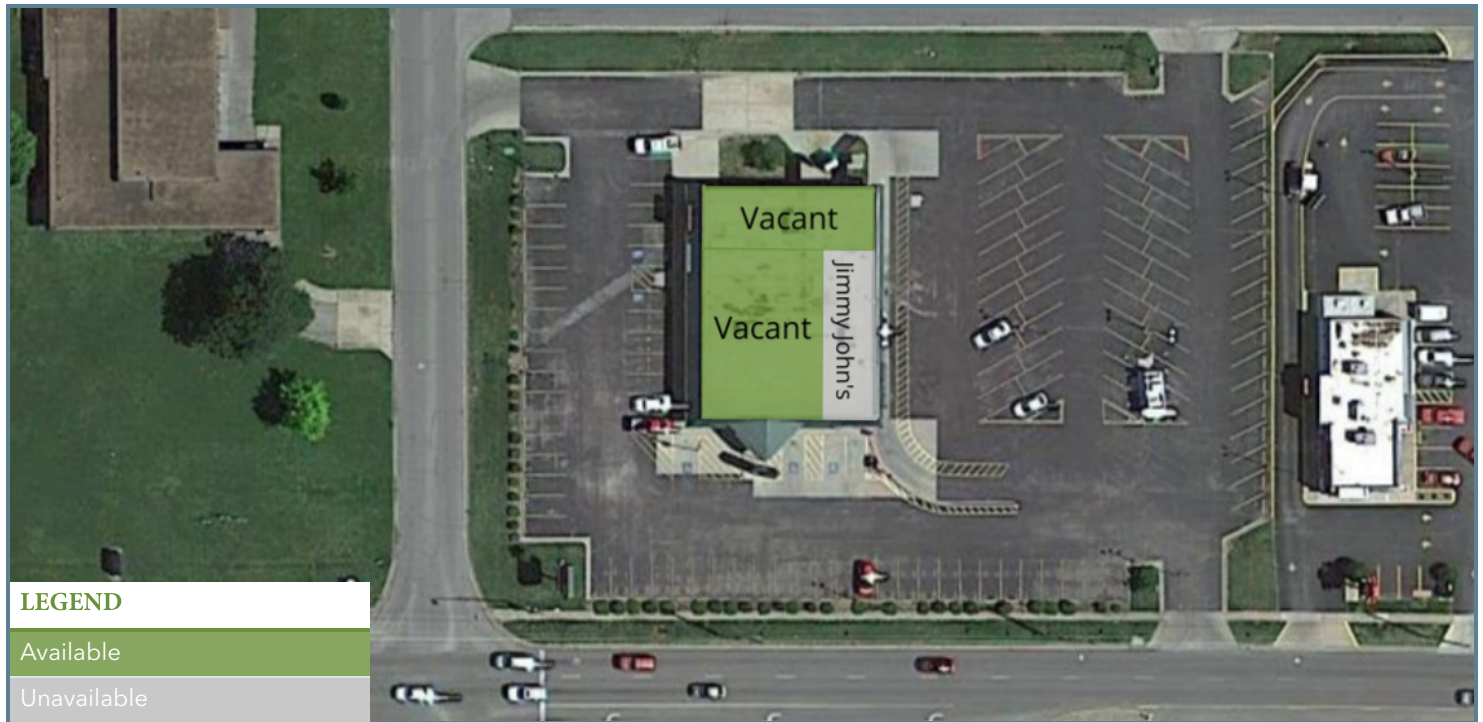
209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,021 - 4,565 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
900 E 30th St	Available	2,021 SF	NNN	Contact Broker for Pricing	-
900 E 30th St	Available	4,565 SF	NNN	Contact Broker for Pricing	-
900 E 30th St	Jimmy John's	1,541 SF	Modified Gross	-	-

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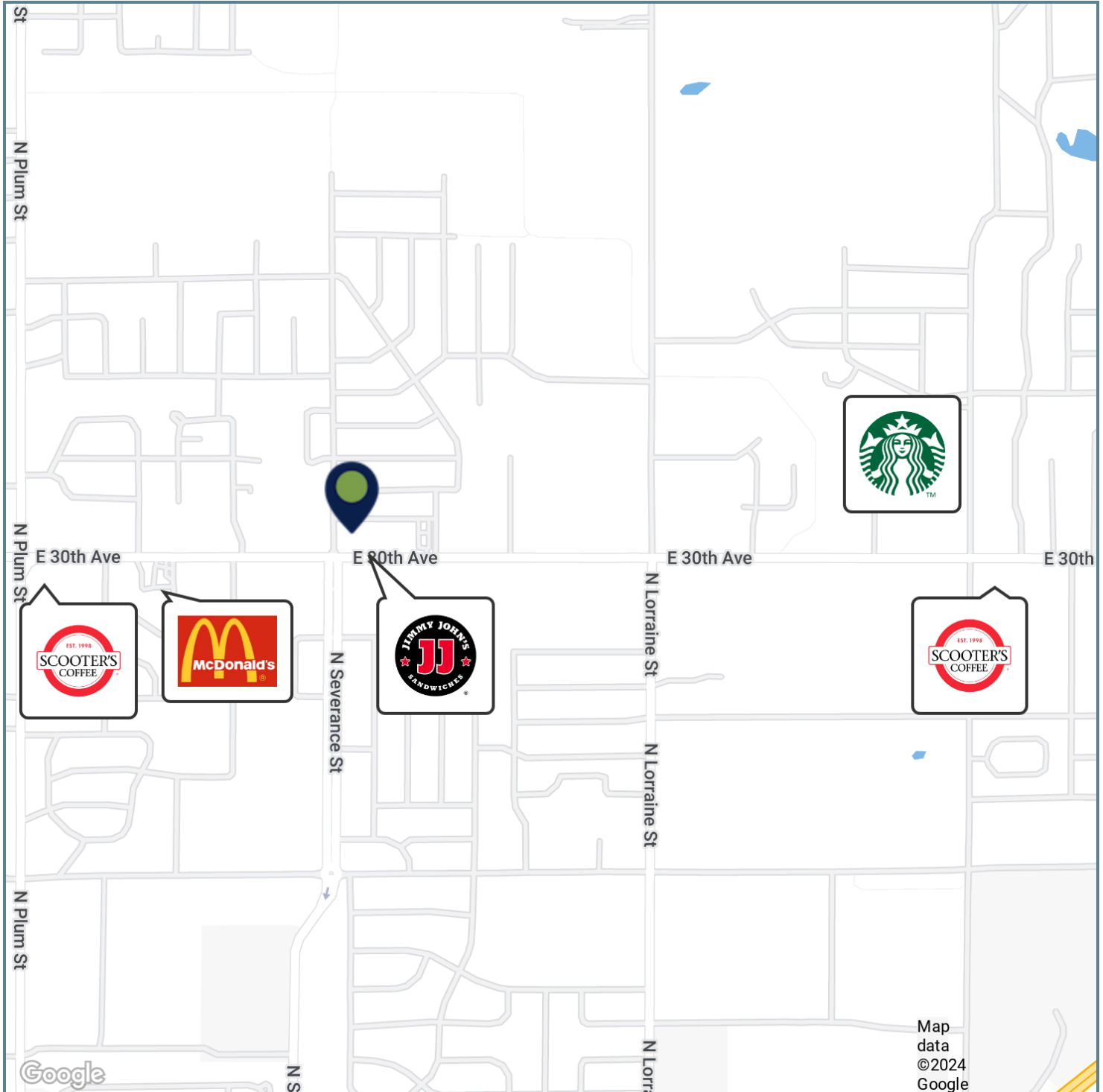
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## RETAILER MAP



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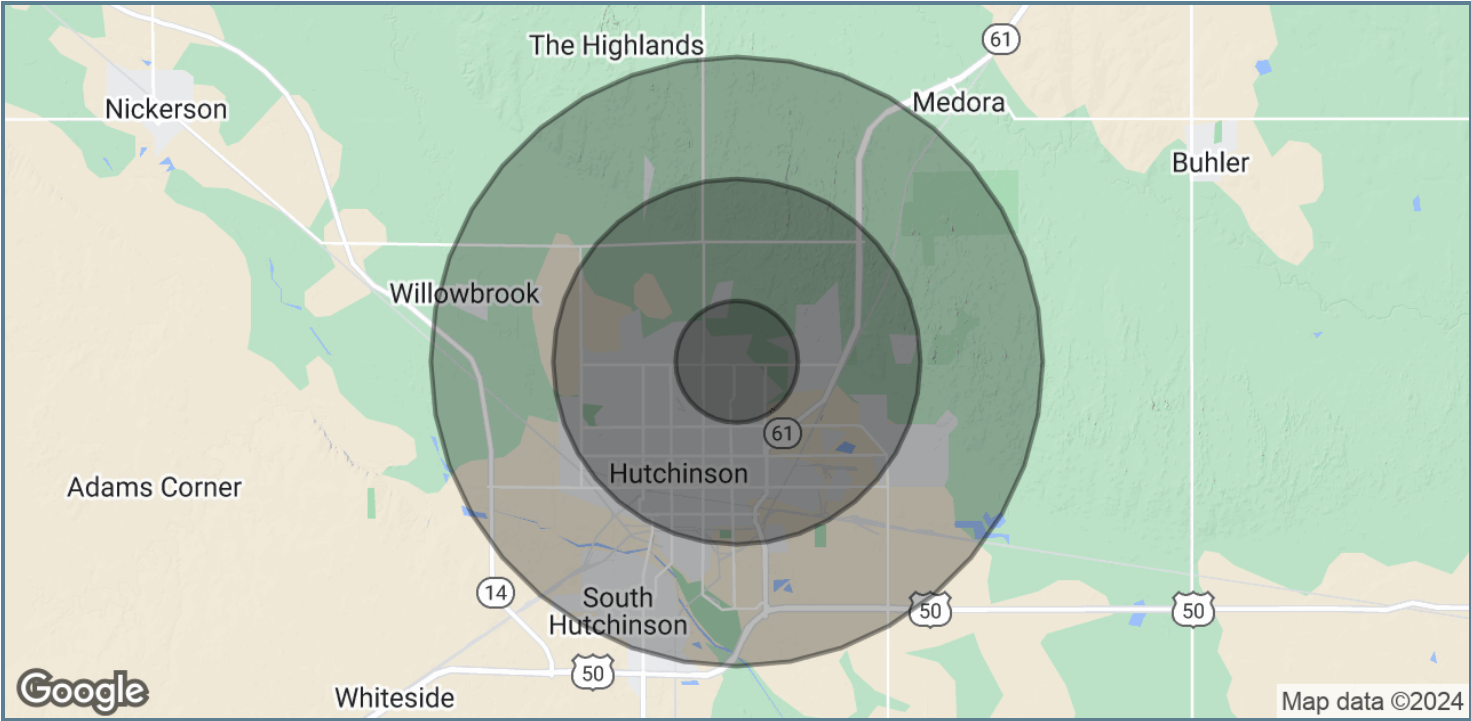
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,883	35,863	44,729
Average Age	44.8	40.6	41.1
Average Age (Male)	40.7	40.2	40.6
Average Age (Female)	50.6	41.3	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,337	16,896	20,497
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$68,451	\$57,834	\$58,816
Average House Value	\$141,411	\$107,202	\$110,723

2020 American Community Survey (ACS)

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

