



## BURLINGTON

2310A E Kansas Ave., Garden City, KS 67846

Garden City | \$1B in Sales since 2017 | Total Trade Area Population 469,624



**EMBREE**  
CAPITAL MARKETS

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# Burlington



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**JOSIAH BYRNES**  
PRESIDENT

# PROPERTY & LEASE DETAILS

## THE OFFERING

Address	2310A E Kansas Ave. Garden City, KS 67846
Tenant	Burlington Coat Factory Warehouse Corporation.
Guarantor	Corporate

## SITE DESCRIPTION

Year Renovated	2024
Building SF	Approx. 22,451 Sq. Ft.
Lot Size	Approx. 0.515 Acres

## INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Fee Simple
Monthly Rent	\$24,426
Rent Commencement	04.01.2024
Lease Expiration	02.28.2035
Lease Term	10 Years & 10 Months
Renewal Options	Four, 5-Year
Lease Escalations	\$0.50/SF in Year 11 & Options
ROFR	None
Estoppel	30-Days
CAM	Pro Rata
Taxes	Pro Rata
Insurance	Pro Rata



PURCHASE PRICE

**\$4,342,000**



ANNUAL RENT

**\$293,111**



CAP RATE

**6.75%**



LEASE TYPE\*

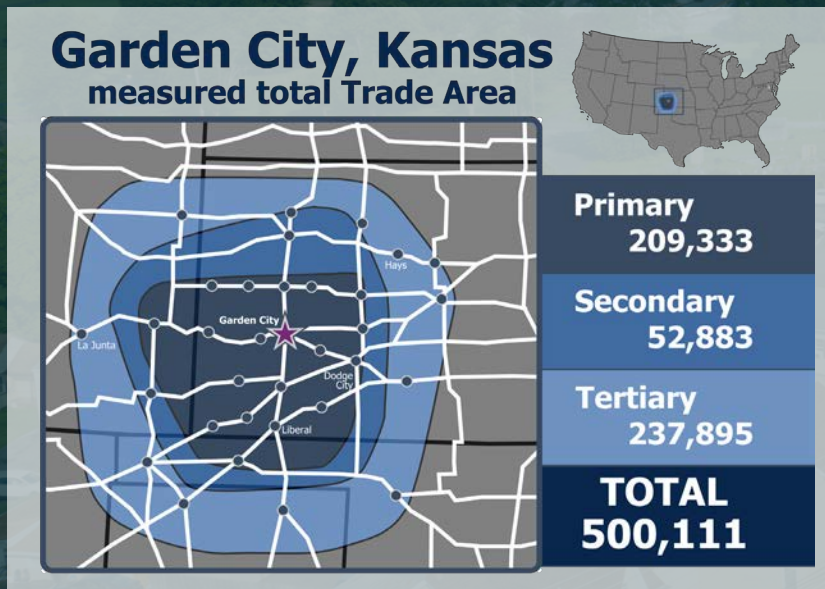
**MODIFIED NNN**

\*Landlords Repairs Obligations: Exterior of Building, Structure, and Roof

Garden City, located in Finney County in southwestern Kansas, is a vibrant and diverse community known for its rich history and welcoming atmosphere. The town's economy is primarily driven by agriculture, given its location in the fertile plains of Kansas. Additionally, Garden City is a significant player in the meatpacking industry, with major companies like Tyson Fresh Meats operating large plants in the area. Besides these primary industries, education and healthcare are vital sectors, with institutions such as Garden City Community College and St. Catherine Hospital offering essential services and employment.

Garden City is strategically located with accessibility to major cities. It is approximately 200 miles west of Wichita, Kansas, and around 300 miles southeast of Denver, Colorado. This location provides residents with the advantage of a small-town feel while being within reasonable distance of larger urban centers.

The population of the Garden City metro area has been steadily growing, reaching around 500,111 in the total trade area. Overall, Garden City, Kansas, is a thriving community with a strong economic base, a steadily growing population, and a commitment to embracing diversity and progress. It offers a high quality of life with a mix of urban amenities and rural charm, making it a desirable place to live and work.



Due to Finney County's unique positioning in the southwest corner of Kansas, they have positioned themselves as a regional hub for the area, drawing consumers from Kansas, Colorado, New Mexico, Oklahoma, and the Texas Panhandle. Many consumers from the surrounding rural areas travel to Finney County for supplies and recreation. In doing so they bring money and jobs to the community.

While Finney County benefits from being the trade center for the surrounding region, it also has the benefit of being relatively close to numerous growing metropolitan cities. 4 hours from Wichita and Amarillo, and 5 hours from Denver, Finney County is within a comfortable driving distance of many services and businesses that aren't available outside of a large metropolis, while being distant enough to avoid competition.

# COMPANY OVERVIEW

# Burlington



## Company Summary

Headquarter: **New Jersey**

NYSE: **BURL**

Fiscal 2023 Net Sales: **\$9.7 Billion**

Stores: **1,021**

States **46**



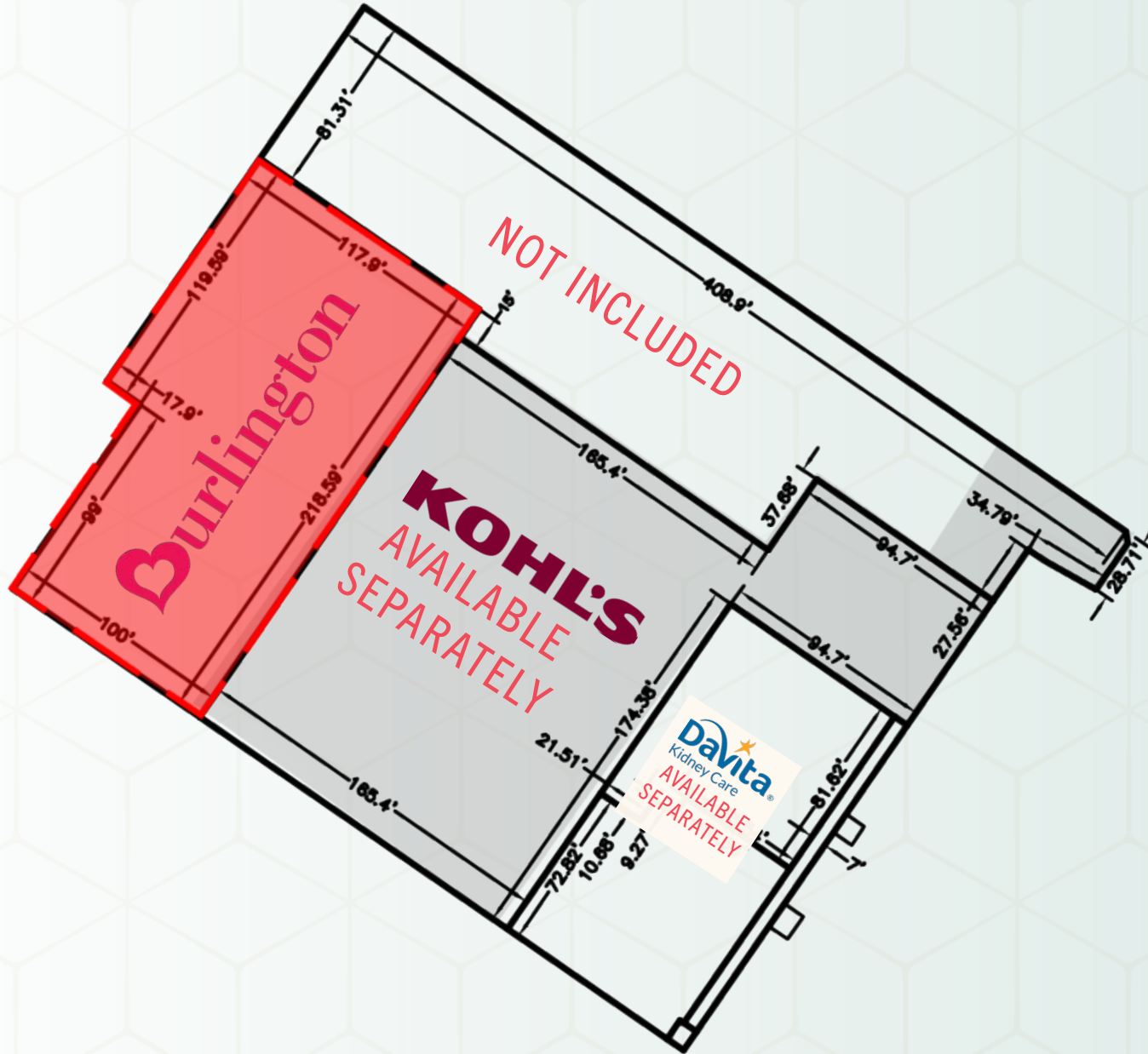
Burlington Stores, Inc., headquartered in New Jersey, is a nationally recognized off-price retailer with Fiscal 2023 net sales of \$9.7 billion. The Company is a Fortune 500 company and its common stock is traded on the New York Stock Exchange under the ticker symbol “BURL.”

The Company operated 1,021 stores as of the end of the first quarter of Fiscal 2024, in 46 states, Washington D.C. and Puerto Rico, principally under the name Burlington Stores. The Company’s stores offer an extensive selection of in-season, fashion-focused merchandise at up to 60% off other retailers’ prices, including women’s ready-to-wear apparel, menswear, youth apparel, baby, beauty, footwear, accessories, home, toys, gifts and coats.

The Company started as Burlington Coat Factory over 50 years ago selling off-price coats out of a factory building. Today, we are Burlington Stores, a nationally recognized off-price retailer with more than 1,000 stores nationwide. We sell a wide assortment of low priced brand name ladies, men’s, kids/baby apparel and accessories, home décor items and much more.



Our buyers are out negotiating the best deals on the brands you want each and every day to deliver great merchandise value. They work diligently to get the best possible price on the brands you know and love to our stores so that each time you visit, you’ll find fresh, new, fabulous finds that will WOW you.

As a result, Burlington is filled with amazing deals, on brand-name styles, where you can experience fantastic surprises making you say WOW!



## BURLINGTON

2310A E Kansas Ave.,  
Garden City, KS 67846

-  SUBJECT PROPERTY
-  SUBJECT PLOT

# SURROUNDING AERIAL



**Burlington**

**KOHL'S**  
AVAILABLE SEPARATELY

**Davita**  
Kidney Care  
AVAILABLE SEPARATELY

NOT INCLUDED

AVD 9,034

E Kansas Ave

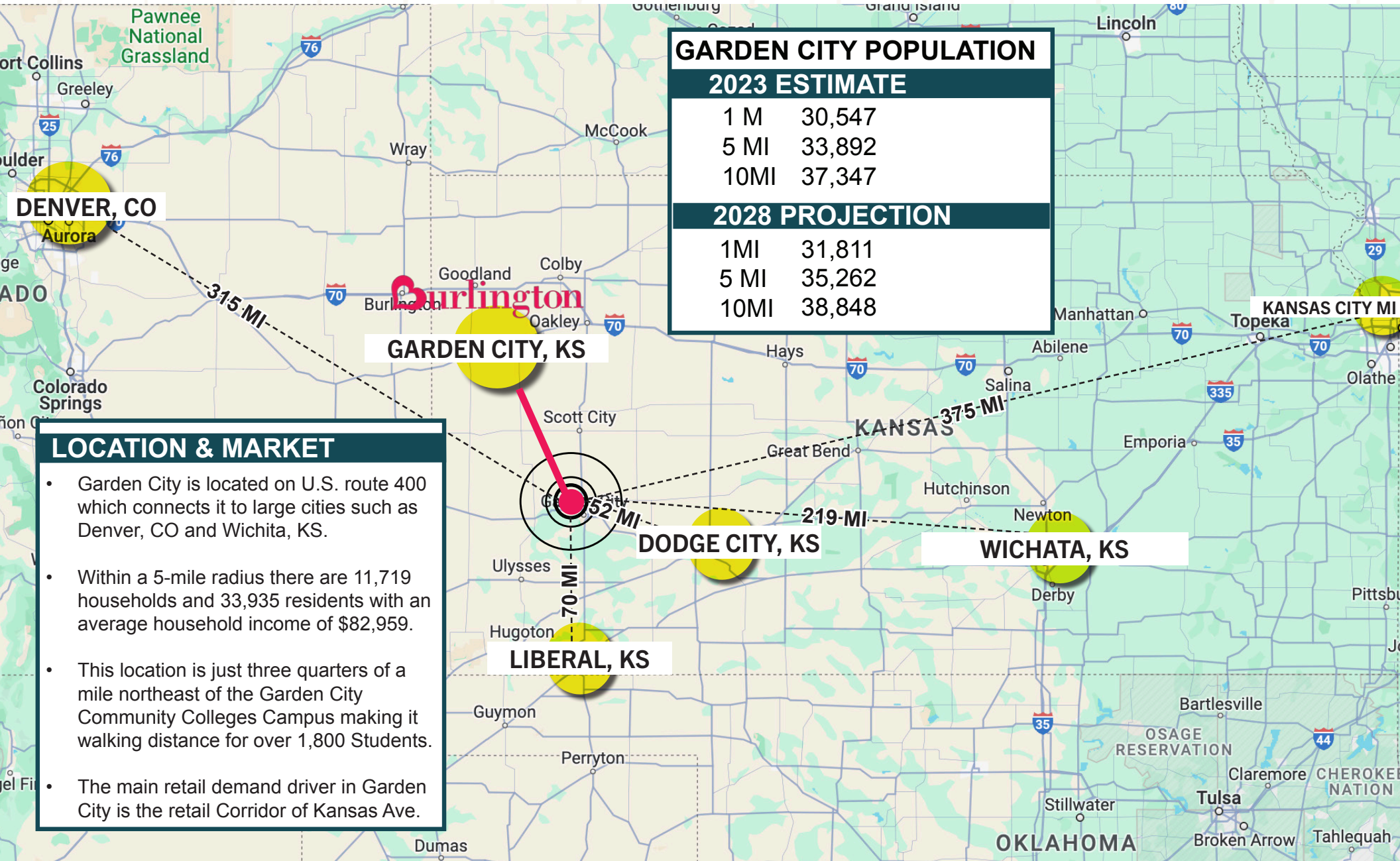




# LOCATION AERIAL



# LOCAL CONTEXT



GARDEN CITY POPULATION	
<b>2023 ESTIMATE</b>	
1 MI	30,547
5 MI	33,892
10MI	37,347
<b>2028 PROJECTION</b>	
1MI	31,811
5 MI	35,262
10MI	38,848

**LOCATION & MARKET**

- Garden City is located on U.S. route 400 which connects it to large cities such as Denver, CO and Wichita, KS.
- Within a 5-mile radius there are 11,719 households and 33,935 residents with an average household income of \$82,959.
- This location is just three quarters of a mile northeast of the Garden City Community Colleges Campus making it walking distance for over 1,800 Students.
- The main retail demand driver in Garden City is the retail Corridor of Kansas Ave.

# DEMOGRAPHIC ANALYSIS



## POPULATION

	1 MILE	5 MILES	10 MILES
2028 Projection	31,811	35,262	38,848
2023 Estimate	30,547	33,892	37,347
2023 - 2028 Growth	4.14%	4.04%	4.02%



## HOUSEHOLDS

2028 Projection	10,836	11,932	13,081
2023 Estimate	10,396	11,456	12,561
2023-2028 Growth	4.23%	4.16%	4.14%



## AVG. HOUSEHOLD INCOME

Average Household Income	1 MILE	5 MILES	10 MILES
Average Household Income	\$74,447	\$74,330	\$75,188
Less than \$25,000	1,684	1,847	1,972
\$25,000 - \$50,000	2,452	2,742	2,943
\$50,000 - \$75,000	1,913	2,158	2,412
\$75,000 - \$100,000	1,598	1,717	1,898
\$100,000 - \$125,000	1,418	1,522	1,692
\$125,000 - \$150,000	695	763	824
\$150,000 - \$200,000	411	452	532
More than \$200,000	225	257	289

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The image shows the exterior of a Burlington store. The building has a prominent red facade with the store's name and slogan in large, white, 3D letters. The slogan reads "Burlington DEALS. BRANDS. WOW!". The store has large glass windows and doors. The address "2310" is visible above the entrance. The sky is clear and blue.