



3,400 SF - Now available



# Seth Child Commons

Manhattan, Kansas

For Lease

1,660-3,787 SF retail space

3,400 SF freestanding building

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## Property Features

- Target-anchored 188,570 SF community center
- 1,660-3,787 SF retail space available for lease
- 3,400 SF freestanding drive-thru building available for lease
- Small shop in-line and end cap spaces available
- National tenant line-up; national co-tenants include Panera, T-Mobile, and Verizon
- Located on the rapidly growing west side of Manhattan
- Close proximity to Kansas State University with 22,000 students, and Fort Riley Army Base with 15,000 active duty personnel

## Seth Child Commons | Space Available



## Seth Child Commons Demographics



Total Population  
05-min: 1,531  
10-min: 38,720  
25-min: 112,885



Household Income (Avg.)  
05-min: \$105,712  
10-min: \$90,389  
25-min: \$80,977



Daytime Population  
05-min: 2,015  
10-min: 39,996  
25-min: 119,115

MSA Population for Riley, Pottawatamie, and Geary Counties: 133,072

## Seth Child Commons | Site Plan



### TENANT KEY

<b>1</b>	Target	125,433 SF	<b>1</b>	Panera Bread	4,950 SF	<b>1</b>	Dollar Tree	10,994 SF	<b>1</b>	Capitol Federal	2,150 SF
<b>1</b>	<b>Available</b>	2,000 SF	<b>2</b>	Verizon	1,471 SF	<b>2</b>	<b>Available</b>	3,400 SF	<b>2</b>	T-Mobile	1,672 SF
<b>2</b>	Merle Norman	1,760 SF	<b>3</b>	AAA Travel	2,158 SF	<b>3</b>	Gallery for Hair	1,862 SF	<b>3</b>	Premier Chiropractic and Wellness	3,219 SF
<b>3</b>	Eileen's Colossal Cookies	1,760 SF	<b>4</b>	Complete Nutrition	1,443 SF	<b>4</b>	Tequila Modern Mexican	3,432 SF			
<b>4</b>	Great Clips	1,200 SF	<b>5</b>	Pfeifley's Jewelry	1,438 SF	<b>5</b>	US Cellular	2,576 SF			
<b>5</b>	Sally Beauty Supply	1,613 SF	<b>6</b>	Mobile Revive	1,100 SF	<b>6</b>	<b>Available</b>	2,127 SF			
			<b>7</b>	Borch Brothers Clothing	3,850 SF	<b>7</b>	<b>Available</b>	1,660 SF			

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