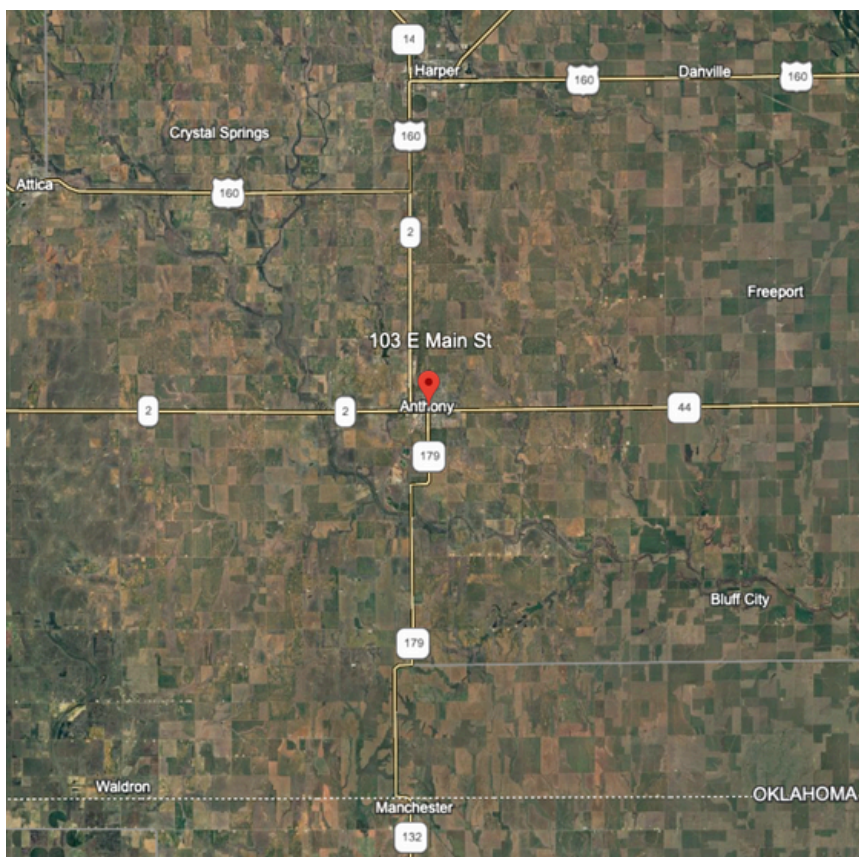


**Grocery Store For Sale | \$850,000**

**103 E. Main Street Anthony, Kansas 67003**



© 2023 iStock



**Unique Opportunity to Acquire  
Operating & Profitable Grocery  
Store in Anthony, KS**

**Sale Includes Real Estate + Inventory**

**8,470 SF Brick Building Built in 1976**

**Lot Size - 17,424 SF**

**Zoning - B-1**

**Charming, Safe Town**

**Josh Haith**  
**Josh@Haith.com**  
**O: (913) 888-3456 x 7**  
**www.Haith.com**



**Jake LaFevors**  
**Jake@Haith.com**  
**O: (913) 888-3456**  
**M: (417) 772-2279**

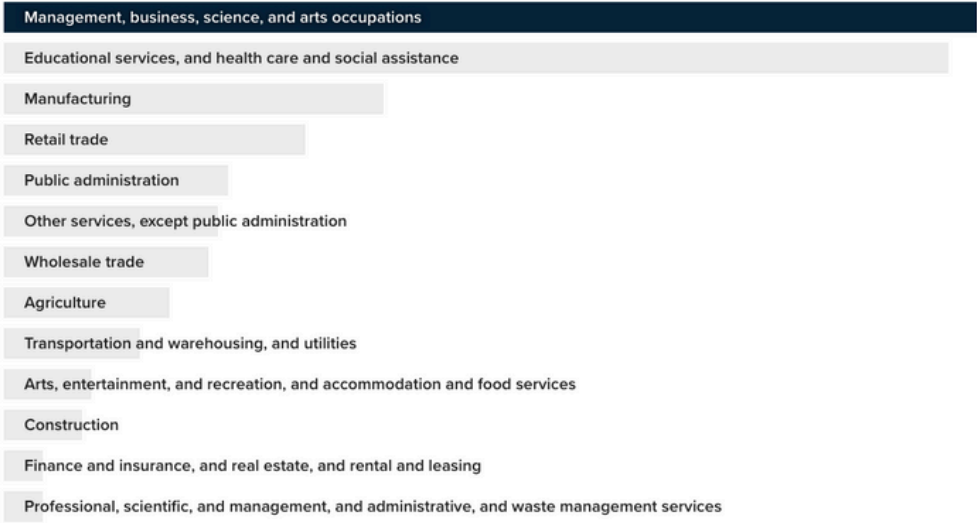
Haith & Co. is pleased to exclusively offer the Opportunity to acquire an operating and profitable grocery store with an ideal location in the heart of Anthony, KS. Be a part of all the happenings in this neat little town- new hospital, museum, memorial park, hunting lodge, lake, rec center, municipal airport, and downtown area. Roof was re-coated 5 years ago. Registers are 2 years old. Dairy and meat cases are 2 years old. 2 AC units on roof that are 10 years old. 2 furnaces that are 10 years old. Motor room replaced last year. Very safe town where your kids can ride their bikes to school, the swimming pool, park, and this store!

Property Details	
Price (per SF)	\$850,000 (\$100 / SF)
Sale Includes	Real Estate + Inventory
Year Built	1976
Building Size   Lot Size	8,470 SF   17,424 SF
Parking Spaces   Ratio	22   2.6 per 1,000 SF
County	Harper
Construction	Frame
Exterior	Brick
Roof	Metal

### Number of Employees

# 1,689

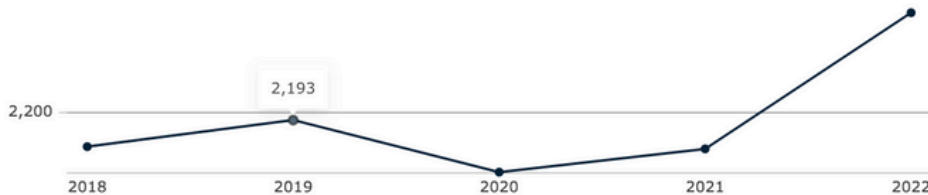
### Top Employment Categories



### Population

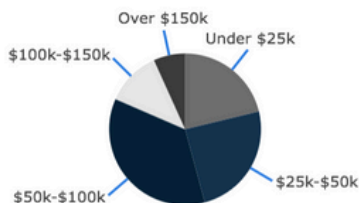
# 2,290

↑ 5% Compared to 2,167 in 2021    ↑ 5% Compared to 2,169 in 2018



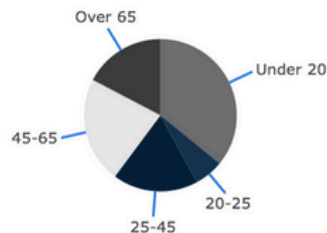
### Household Income

**\$52.5k** Median Income    **\$59.6k** 2028 Estimate    ↑ 14% Growth Rate



### Age Demographics

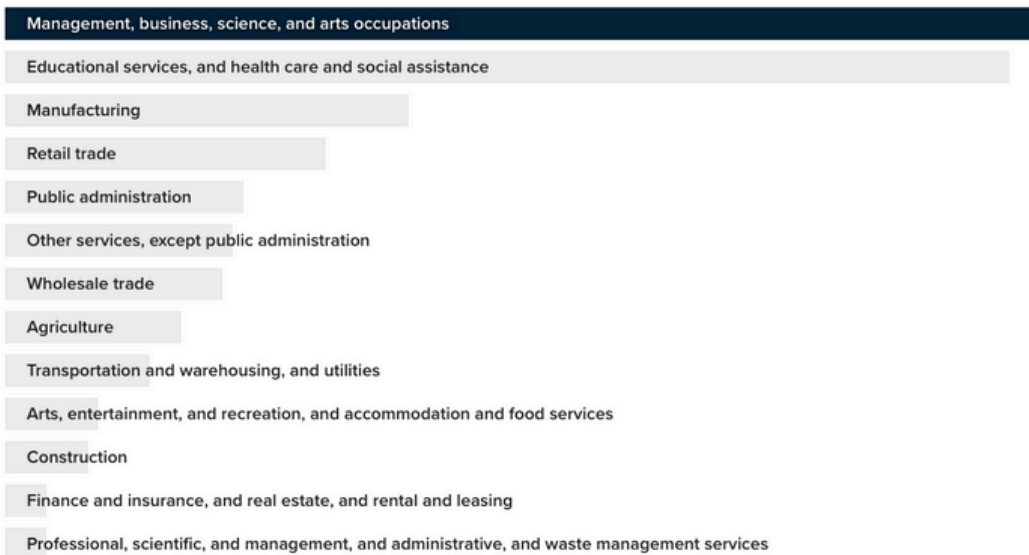
**37** Median Age    **44** 2028 Estimate    ↑ 19% Growth Rate



### Number of Employees

# 1,689

### Top Employment Categories



### Housing Occupancy Ratio

# 1:1

3:1 predicted by 2028



### Renter to Homeowner Ratio

# 1:3

1:2 predicted by 2028

