

FREE-STANDING RESTAURANT W/DRIVE-THRU

128 E. HWY 36 | Phillipsburg, KS
SALE \$250,000.00 LEASE \$25,000/Yr (\$2,083.33/Mo. | \$9.29/SF)



SITE SIZE
32,859 SF

BUILDING SIZE
2,692 SF

AVAILABLE SPACE
2,692 SF

YEAR BUILT
2017

CONSTRUCTION
STUD/BRICK

ZONING
COMMERCIAL HIGHWAY

2023 TAXES
\$21,992.98

PROPERTY HIGHLIGHTS

- Free-standing restaurant available for purchase or lease in Phillipsburg, Kansas.
- Curb service for 9 spaces.
- Drive-thru.
- Pole signage available.
- Located on a major thoroughfare.
- Excellent visibility from Hwy. 36/State St.



Offered by: **Grant Tidemann, SIOR**
316-292-3908 | tidemann@weigand.com

Austin Swisher, CCIM
316-292-3902 | aswisher@weigand.com

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,180	2,690	2,690
AVG. HH INCOME	\$106,114	\$110,155	\$97,740
MEDIAN AGE	44.7	43.7	44.4

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.



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