WALMART ANCHORED RETAIL BUILDING IN HAYS, KS 4315 Vine St., Hays, KS 67601



SALE PRICE:	\$875,000.00
BUILDING SIZE:	3,670 SF
LOT SIZE:	21,815 SF
YEAR BUILT:	2015
ZONING:	C-2
2023 TAXES:	\$15,072.86

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase a two tenant retail building anchored by Walmart Supercenter.
- Long term tenant, Great Clips, occupies 1,170 SF.
- Prime end-cap space available with Vine frontage.
- Easy access to I-70.
- Area Neighbors include, Wendy's, Applebee's, Fuzzy's Taco Shop, Old Chicago and many more.

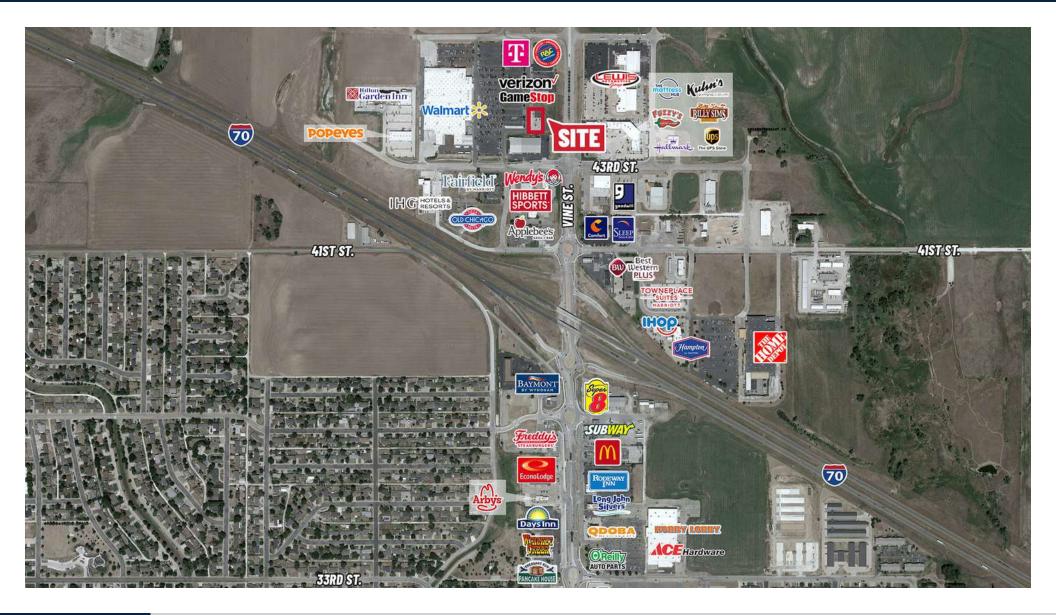
	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
M	POPULATION	2,509	19,506	22,071
\$	AVG. HH INCOME	\$66,727	\$61,659	\$62,782
.	MEDIAN AGE	37.9	34.5	34.3

TRAFFIC COUNTS		
VINE ST.	15,090 VPD	
I-70	17,211 VPD	



Offered exclusively by: Krista Lowry | 316-292-3990 | klowryracine@weigand.com

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