

# WALMART ANCHORED RETAIL BUILDING IN HAYS, KS






4315 Vine St., Hays, KS 67601



|                       |              |
|-----------------------|--------------|
| <b>SALE PRICE:</b>    | \$875,000.00 |
| <b>BUILDING SIZE:</b> | 3,670 SF     |
| <b>LOT SIZE:</b>      | 21,815 SF    |
| <b>YEAR BUILT:</b>    | 2015         |
| <b>ZONING:</b>        | C-2          |
| <b>2023 TAXES:</b>    | \$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  |
|---|------------|----------|----------|
|  <b>POPULATION</b>     | 2,509      | 19,506   | 22,071   |
|  <b>AVG. HH INCOME</b> | \$66,727   | \$61,659 | \$62,782 |
|  <b>MEDIAN AGE</b>     | 37.9       | 34.5     | 34.3     |
| TRAFFIC COUNTS  |            |          |          |
|  <b>VINE ST.</b>       | 15,090 VPD |          |          |
|  <b>I-70</b>           | 17,211 VPD |          |          |



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

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