

S I T E D A T A

CHISHOLM TRAIL CENTER 120	
Location:	<i>601 SE 36th #120 a Newton, KS 67114</i>
Number of Buildings:	
Square Feet:	<i>4,500</i>
Office:	
Storage:	
Total Square Feet:	<i>4,500</i>
Previous Use:	<i>KB Toys</i>
Condition of Building(s):	<i>Good</i>
Year Built:	<i>1995</i>



Sale Price:	<i>N/A</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>\$5.00 - \$7.00 sq ft</i>		

REMARKS:

This suite has a beautiful colorful tile floor with a large cash wrap at the front of the store. The large stock room is equipped with shelving. The back area has a nice size office. There is a restroom available in this suite. No CAMS, real estate taxes or promotional fund fees. On-site management and maintenance.

CONTACT:
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Great Brands! Great Stores!



I-135, Exit 28 - Newton, Kansas

Center Amenities

- On-site management and maintenance
- Accessible parking with 924 spaces
- Community events held on site
- Beautifully landscaped miniature golf course
- Family owned and operated
- Coordinated center marketing and promotions for tenants

Features

- Built in 1995 with GLA 170,000 SF
- Interstate Frontage & Visibility with full Interchange Access
- Regional Lifestyle Center drawing from 5 counties and local communities
- 8 screen, stadium seating - major renovation completed in 2007

Available Spaces

- 13 spaces available ranging from 1,200-28,000 SF
- Standard depth from 50'-100'
- No CAMS, real estate taxes or promotional fund fees

Demographics-15 Minute Trade Area

	<u>Current</u>	<u>Projected</u>
Population	47,031	49,108
Households	17,288	18,650
Avg. HH Income	\$49,108	
Median HH Income	\$47,031	
Per Capital Income	\$44,500	
Avg. Daily Traffic Count (I-135 & 36th St)	23,500	
Avg. Daily Traffic Count (36th & Kansas)	6,560	

Chisholm Trail Center, LLC

Outlet/Retail Shops, Restaurants and Entertainment
www.chisholmtrailcenter.com

