

S I T E D A T A

CHISHOLM TRAIL CENTER	
Location:	<i>601 SE 36th #122 -124 Newton, KS 67114</i>
Number of Buildings:	
Square Feet:	<i>13,500</i>
Office:	
Storage:	
Total Square Feet:	<i>13,500</i>
Previous Use:	<i>Westpoint Stevens</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>\$3.00 - \$5.00 sq ft</i>		

REMARKS:
<p>The suites 122 - 124 are a large open carpeted retail space with two cash wraps and multiple retail shelving. The back area has a breakroom, restroom, large stock room, large office area and a loading lift outback. No CAMS, real estate taxes, or promotional fund fees. On-site management and maintenance.</p>

CONTACT:
<p>Chisholm Trail Center, LLC Debra Mitchell 601 SE 36th Newton, KS 67114 Phone 316-209-0532</p>
<p>Mickey Fornaro-Dean, Executive Director Harvey County Economic Development Council, Inc. 500 Main Place; Suite 109 / P.O. Box 82 Newton, KS 67114 Phone: (316) 283-6033 info@harveycoedc.org www.harveycoedc.org</p>



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

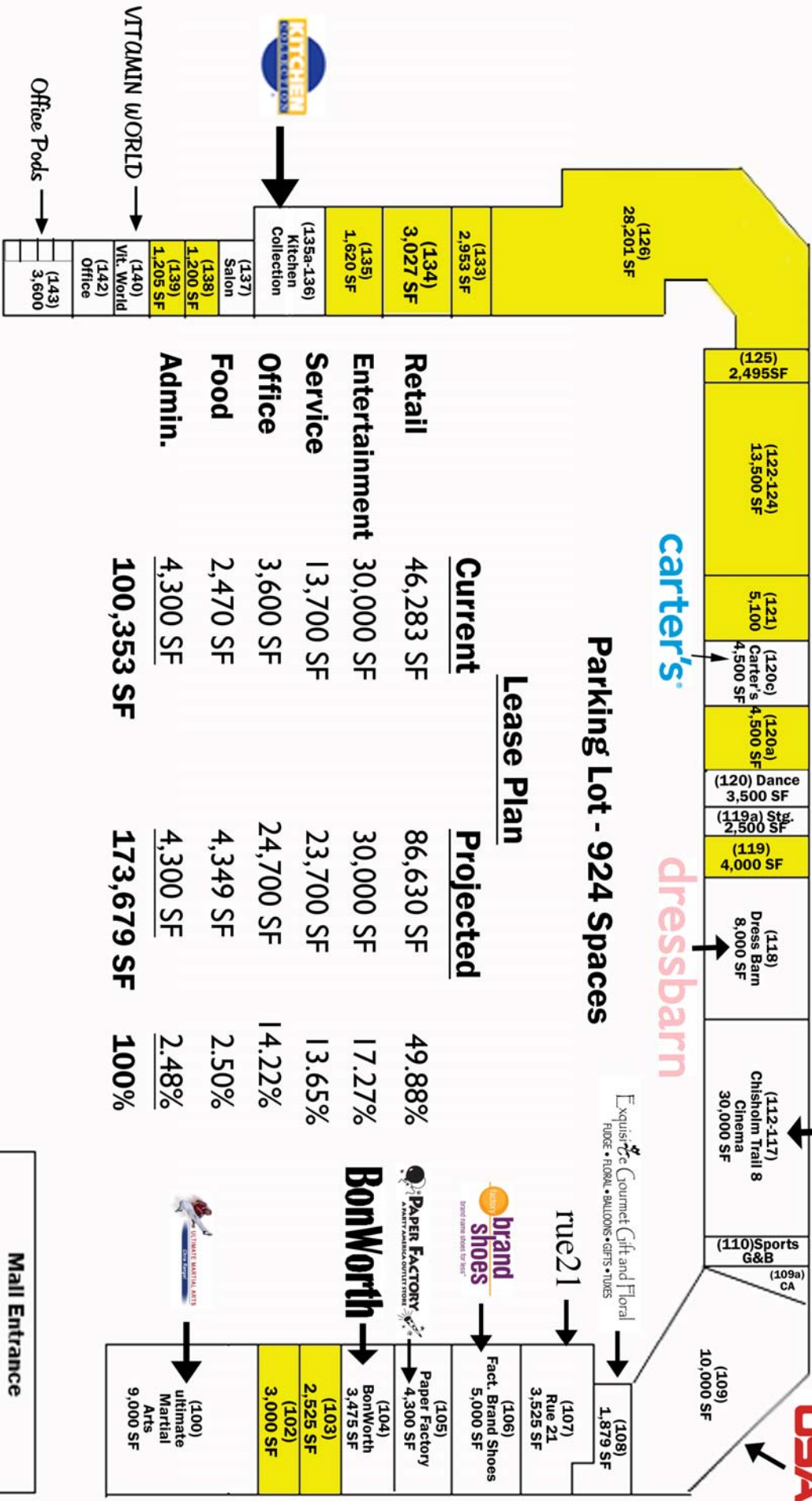
Demographics-15 Minute Trade Area

	<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

Chisholm Trail Center, LLC Newton, Kansas



Parking Lot - 924 Spaces

Lease Plan

	Current	Projected	
Retail	46,283 SF	86,630 SF	49.88%
Entertainment	30,000 SF	30,000 SF	17.27%
Service	13,700 SF	23,700 SF	13.65%
Office	3,600 SF	24,700 SF	14.22%
Food	2,470 SF	4,349 SF	2.50%
Admin.	4,300 SF	4,300 SF	2.48%
Concessions	100,353 SF	173,679 SF	100%

For Leasing Information Please Contact:
 Brent Mitchell - W (316)256-9311 Cell (316)258-3558
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