

RETAIL FOR LEASE

2401 W. CENTRAL AVE, EL DORADO, KS 67042



FOR LEASE



LEASE RATE: \$12.00/SF (NNN)

BUILDING SIZE: 9,120 SF
AVAILABLE SF: 1,800 SF
LOT SIZE: 40,314 SF
PARKING: Ample
SIGNAGE: Building

PROPERTY HIGHLIGHTS

- **Excellent Visibility** – Prominent building signage available for maximum exposure
- **Ample On-Site Parking** – Convenient parking for customers and employees
- **Prime Location** – Excellent street presence and access along Central Ave, a major street in El Dorado

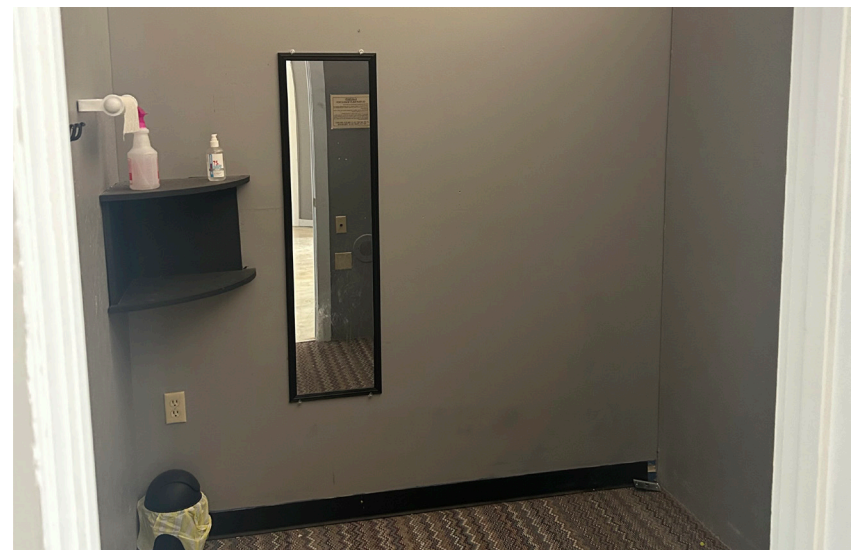
AREA NEIGHBORS:



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,460	12,659	16,111
Avg. HH Income	\$72,556	\$70,902	\$74,325
Median Age	32.4	35	36
TRAFFIC COUNTS			
Central Ave	14,800 VPD		

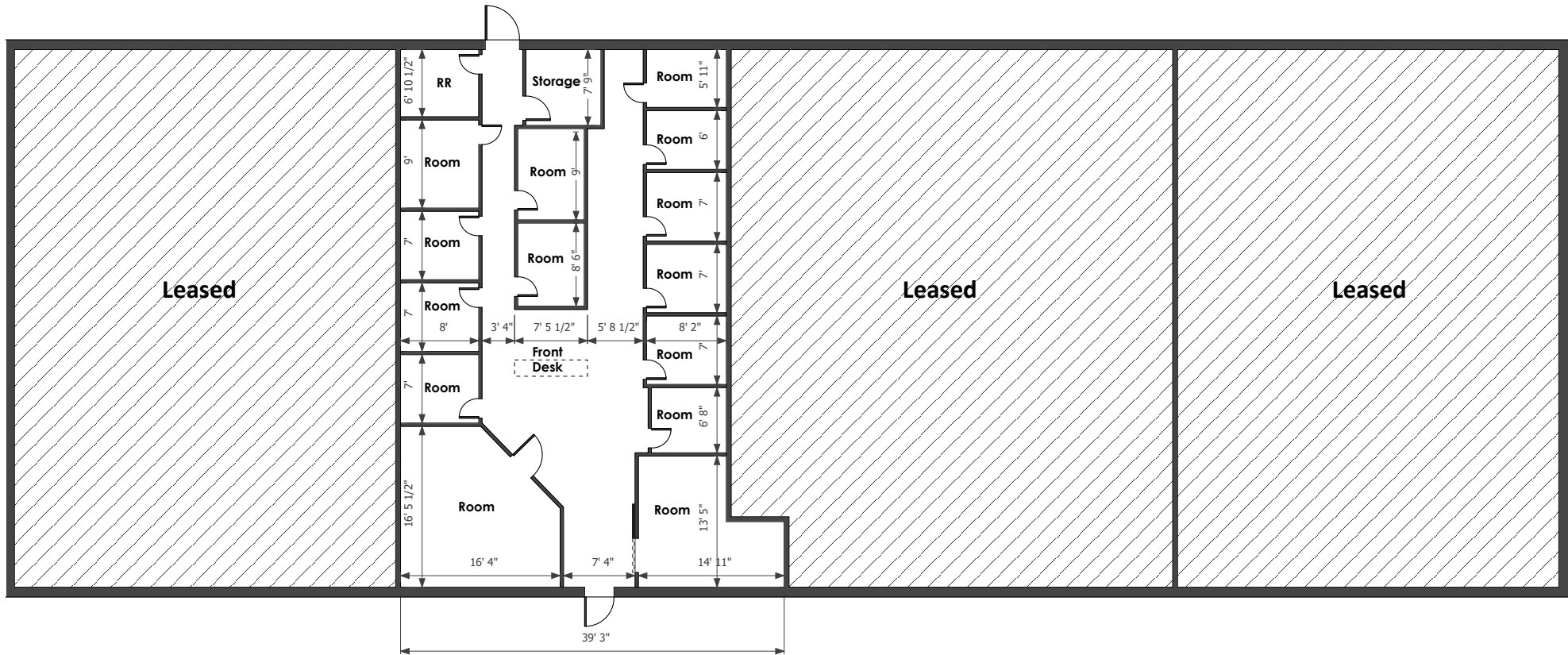
RETAIL FOR LEASE

2401 W. CENTRAL AVE, EL DORADO, KS 67042



RETAIL FOR LEASE

2401 W. CENTRAL AVE, EL DORADO, KS 67042



*ALL MEASUREMENTS DEEMED RELIABLE BUT NOT GUARANTEED

RETAIL FOR LEASE

2401 W. CENTRAL AVE, EL DORADO, KS 67042

