

FREESTANDING RESTAURANT FOR LEASE

2423 W. CENTRAL AVE, EL DORADO, KS 67042



FOR LEASE

LEASE \$17.00/SF, NNN (INCLUDING EQUIPMENT)
RATE \$15.00/SF, NNN (EXCLUDING EQUIPMENT)

BUILDING SIZE: 2,380 SF
LOT SIZE: 30,492 SF
PARKING: Ample
SIGNAGE: Pole and Building
AREA NEIGHBORS:



PROPERTY HIGHLIGHTS

- Free Standing Restaurant – Formerly a Pizza Hut; existing restaurant equipment negotiable, offering a turnkey opportunity.
- Excellent Visibility – Excellent signage visibility and street presence along Central Ave, a major street in El Dorado.
- Ample Parking – 50+ Parking Spaces Available, plenty for a restaurant or other high traffic user.
- High Traffic Counts – 14,664 VPD along Central Ave.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,669	12,763	16,194
Avg. HH Income	\$58,872	\$67,245	\$72,012
Median Age	32.4	35	36.1
TRAFFIC COUNTS			
Central & Haverhill		19,762 VPD	

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FLOOR PLAN



