

GREAT BEND, KS RESTAURANT

4909 10TH ST, GREAT BEND, KS 67530

FOR SALE



PRICE REDUCED!
SALE PRICE: ~~\$500,000~~ \$450,000

SITE SIZE: 1.0 Acre
GROSS BUILDING SF: 5,936 SF
YEAR BUILT: 1975
BLDG. ADDITION: 2012
PARKING: Approx. 57 spaces
ZONING: Industrial District
2024 TAXES: General: \$19,691.96

PROPERTY HIGHLIGHTS

- Turnkey restaurant available for sale in Great Bend, KS.
- Excellent visibility along US Highway 56/10th Street.
- Pole signage available.
- Contact Broker for a list of all furniture, fixtures, and equipment.
- Nearby Neighbors:



& Many More!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,755	14,552	16,255
Avg. HH Income	\$72,797	\$72,761	\$75,217
Median Age	42.6	37.8	38.0

TRADE AREA

22,480



TRAFFIC COUNTS

Along Hwy 56

10,100 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Alex Ibarra, CCIM
Ben Suellentrop

| 316-833-1198

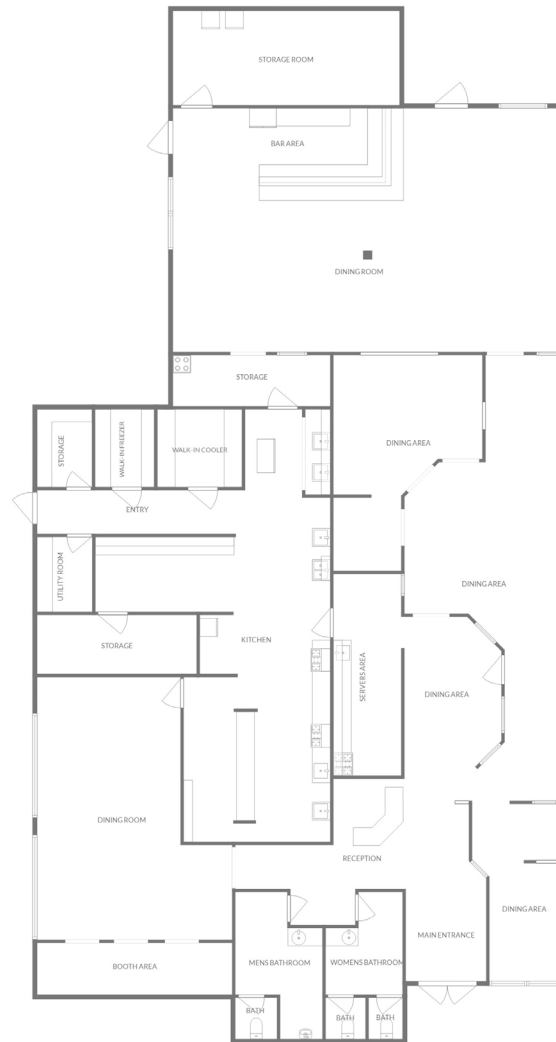
| 316-765-5145

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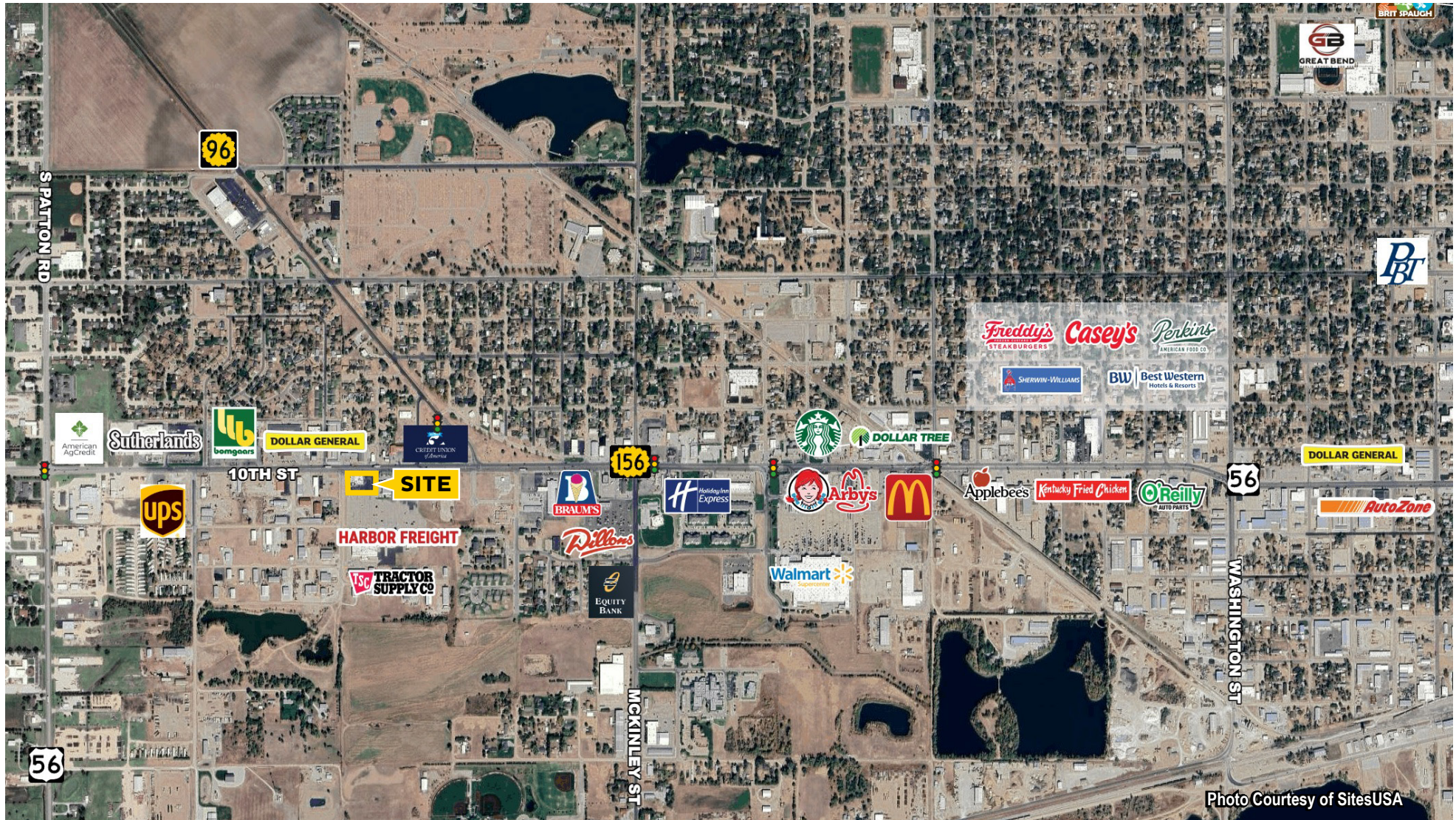
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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BARTON COUNTY DEMOGRAPHICS

Population	25,493
Median Age	38.8
Education	21.7%
Average Household Income	\$56,733
Total Businesses	901

MAJOR EMPLOYERS

Education	Great Bend Public Schools Barton Community College
Healthcare	KU Heath Systems - Great Bend
Retail	Wal-Mart
Manufacturing	Superior Essex Fuller Brush Company
Government and Public	City/County Government and Public Services



GREAT BEND, KANSAS OVERVIEW

Located in the heart of central Kansas, Great Bend serves as a vital regional hub for commerce, healthcare, and agriculture. The city is the county seat of Barton County and is strategically positioned at the intersection of U.S. Highways 56, 281, and 96, making it a key crossroads for transportation and logistics in the state.

Great Bend's economy is anchored by its strong agricultural base, with wheat, corn, and sorghum production supporting local agribusiness and processing facilities. Energy also plays an important role in the area, with oil and gas operations contributing to the regional economy. In addition, Great Bend is recognized for its robust healthcare services, anchored by the University of Kansas Health System – Great Bend Campus, which serves as a primary provider for surrounding rural communities.

The city offers a favorable cost of living and business climate, with affordable real estate and a supportive community environment. Great Bend's central location provides easy access to major markets across Kansas, including Wichita (120 miles southeast) and Salina (90 miles northeast). Its position within the Great Plains makes it a strong choice for companies seeking efficient market reach, dependable infrastructure, and a pro-business community.