

EL DORADO CENTRE RETAIL

2733 W. CENTRAL AVE, EL DORADO, KS 67042

FOR LEASE



LEASE RATE: \$10-12/SF, NNN

EST NNN'S: \$6.98/SF
BUILDING SIZE: 14,322 SF
LOT SIZE: 65,340 SF
PARKING: Approx. 63 Spaces
SIGNAGE: Building + Pole

PROPERTY HIGHLIGHTS

- **Location & Visibility** – Positioned just off Central Ave, a primary commercial corridor in El Dorado, with strong visibility and exposure to daily traffic.
- **Tenant Mix / Flexibility** – Multiple suites with flexible sizing options. Co-tenancy includes Jimmy John's and Great Clips.
- **Walmart Shadow Anchored** – Positioned adjacent to Walmart Supercenter, benefiting from consistent customer draw to the area.
- **Ample On-Site Parking** – Ample, convenient on-site parking for tenants and customers.

AVAILABLE SUITES

SUITE	SIZE	RATE
Suite C	3,600 SF	\$10/SF, NNN
Suite F	1,780 SF	\$10/SF, NNN
Suite G	3,206 SF	\$12/SF, NNN

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	2,079	10,997	15,830
 Avg. HH Income	\$54,252	\$63,253	\$72,351
 Median Age	31.9	34.8	36.1

TRAFFIC COUNTS

Central Ave 14,800 VPD

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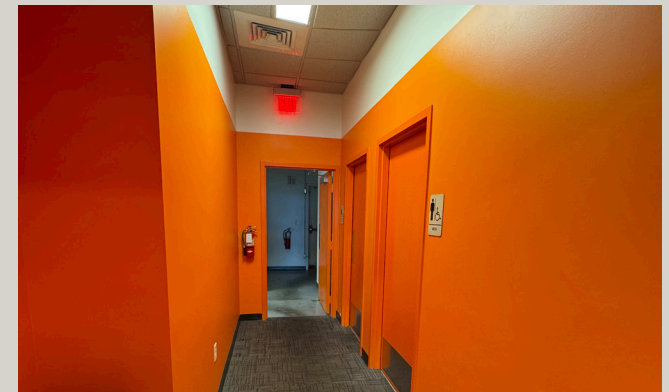
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INTERIOR PICTURES

SUITE C



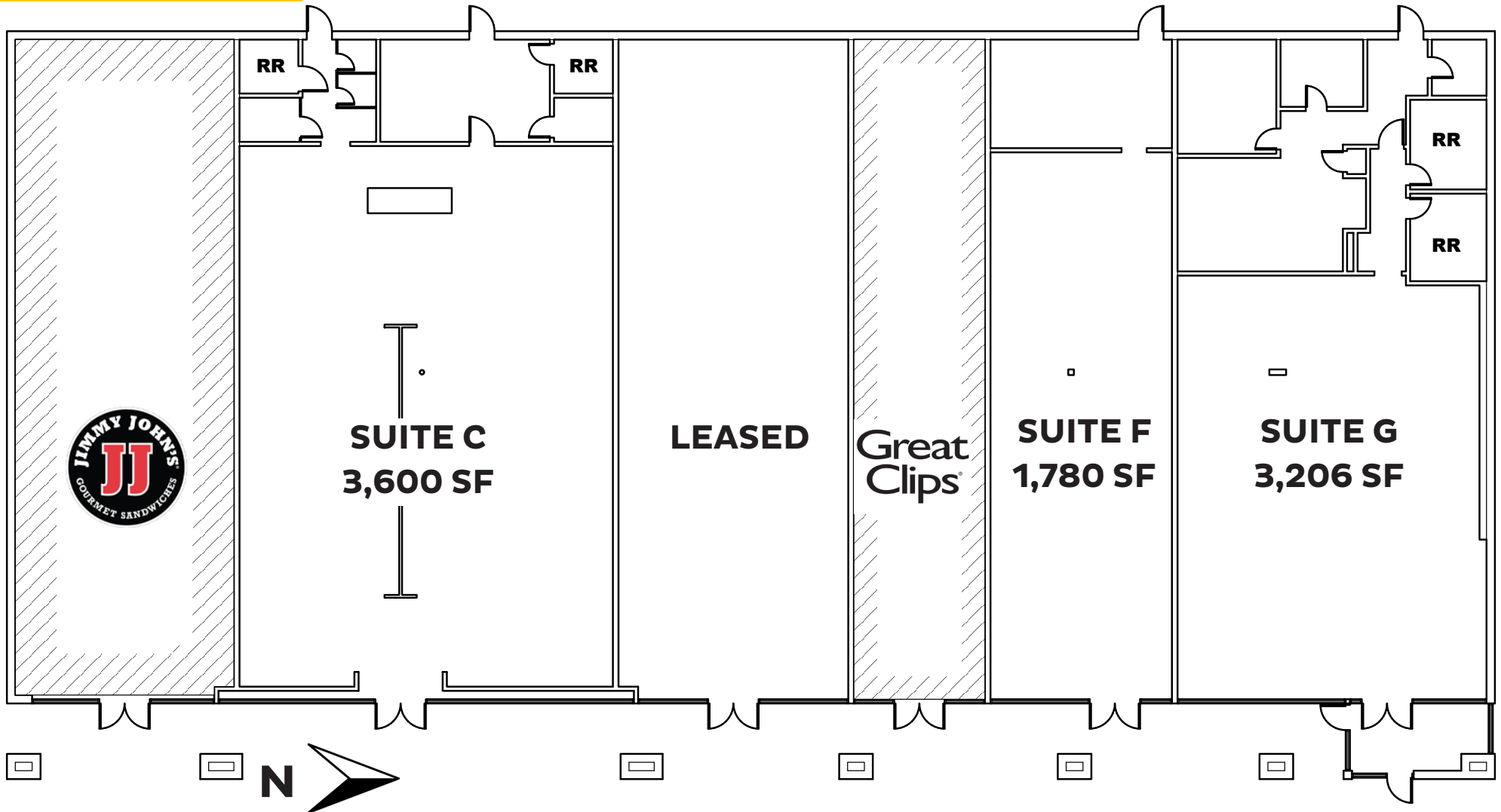
SUITE G



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FLOOR PLAN



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AERIAL

