

INDUSTRIAL RETAIL

2502 W. CENTRAL AVE., EL DORADO, KS 67042



FOR LEASE



LEASE RATE: \$8/SF, NNN

EST NNN'S: \$2.30/SF
BUILDING SIZE: 21,051 SF
AVAILABLE SF: 3,139 SF
LOT SIZE: 100,188 SF
ZONING: C-1
PARKING: Ample (Approx. 27 Spaces)
SIGNAGE: Building + Pole

PROPERTY HIGHLIGHTS

- **Location & Visibility** – Positioned at a prominent intersection with convenient ingress and egress from Central Ave, a primary commercial corridor in El Dorado, offering strong visibility and consistent daily traffic exposure.
- **Flexible Open Layout** – Open floor plan ideal for service-oriented businesses, specialty retail, or showroom users.
- **Signage Opportunities** – Building and pole signage available to maximize visibility at a high-traffic location.
- **Co-Tenancy** – Includes Rent-A-Center and Fastenal, two established national tenants.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,438	12,578	16,074
Avg. HH Income	\$58,736	\$67,408	\$72,421
Median Age	32.6	35.3	36.3

TRAFFIC COUNTS

Central Ave. & Haverhill Rd. 19,239 VPD

AREA NEIGHBORS:



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INTERIOR PHOTOS



FLOOR PLAN



