

EL DORADO CENTRE RETAIL

2733 W. CENTRAL AVE, EL DORADO, KS 67042

FOR SALE OR LEASE



LEASE RATE: \$8-10/SF, NNN
SALE PRICE: CONTACT BROKER

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	\$8/SF, NNN
Suite E	1,200 SF	\$8/SF, NNN
Suite F	1,780 SF	\$8/SF, NNN
Suite G	3,206 SF	\$10/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



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered Exclusively By:

Brandon Mitchell | 913.217.5187 | bmitchell@reecenichols.com
Alex Ibarra, CCIM | 316.833.1198 | alexibarra@reecenichols.com

EL DORADO CENTRE RETAIL

2733 W. CENTRAL AVE, EL DORADO, KS 67042

INTERIOR PICTURES

SUITE C



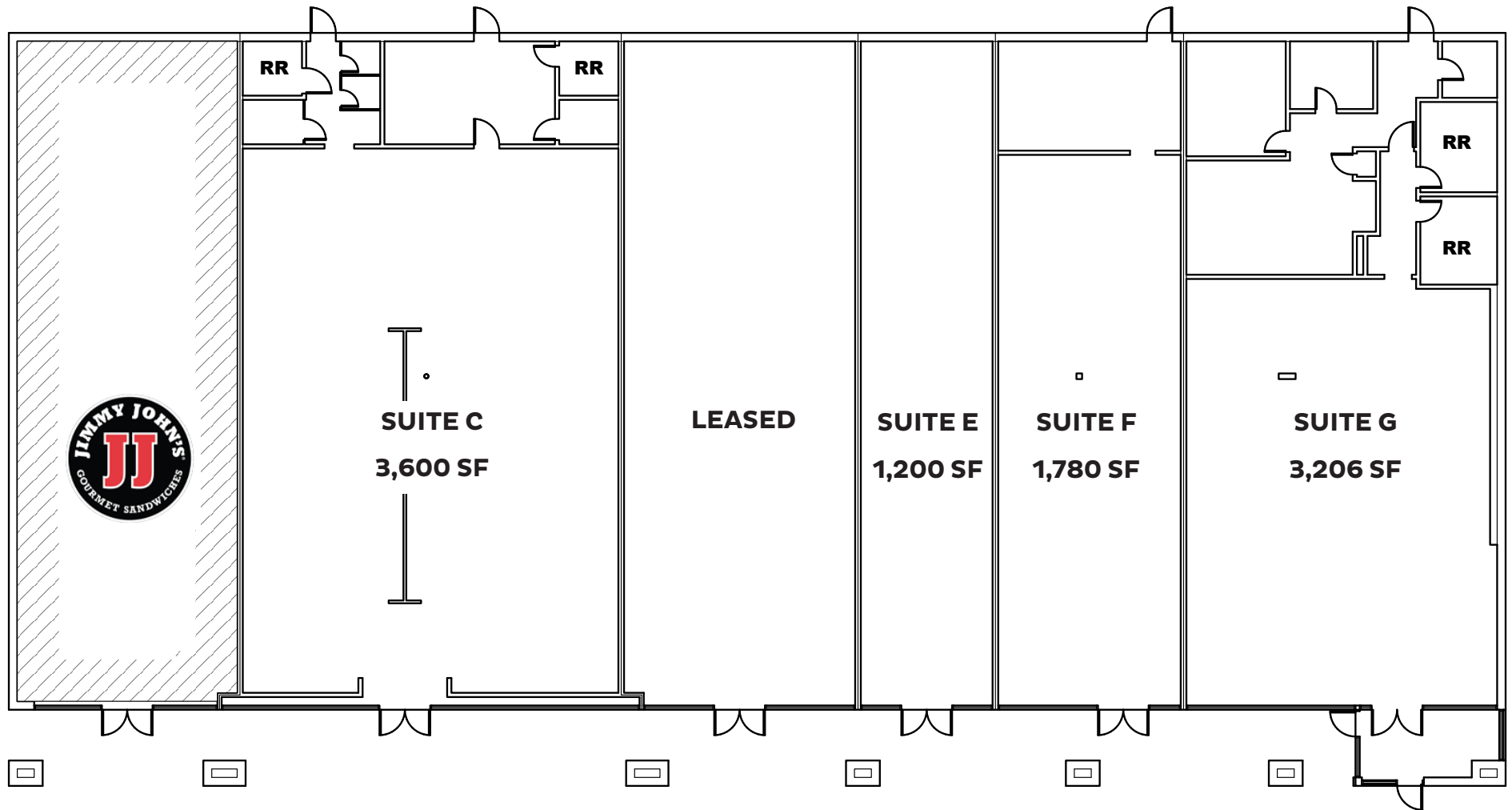
SUITE G



EL DORADO CENTRE RETAIL

2733 W. CENTRAL AVE, EL DORADO, KS 67042

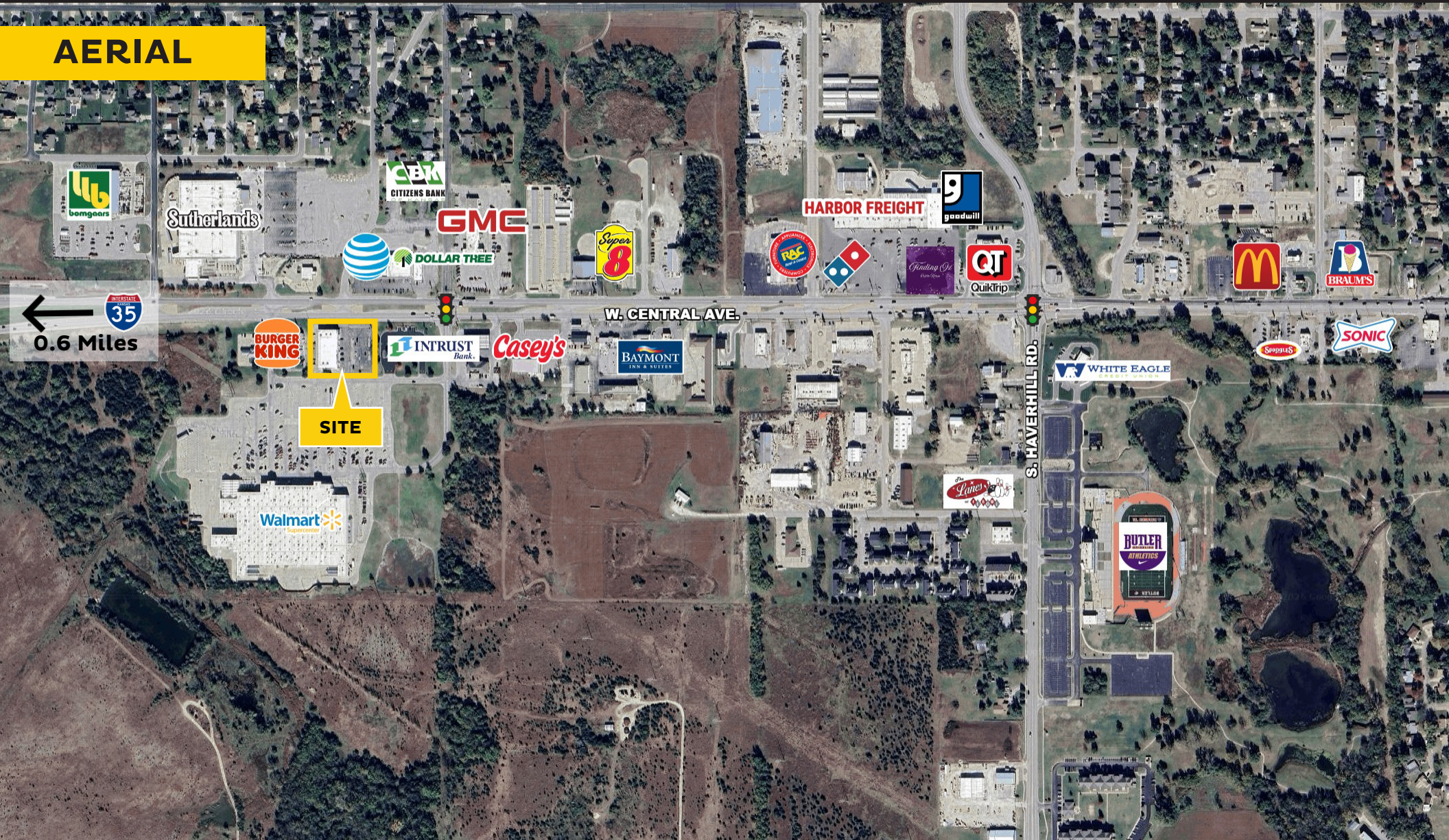
FLOOR PLAN



EL DORADO CENTRE RETAIL

2733 W. CENTRAL AVE, EL DORADO, KS 67042

AERIAL



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered Exclusively By:

Brandon Mitchell
Alex Ibarra, CCIM

| 913.217.5187
| 316.833.1198

| bmitchell@reecenichols.com
| alexibarra@reecenichols.com