

FOR SALE

MIXED USE REDEVELOPMENT OPPORTUNITY

**3100 ANDERSON AVE | 1105 WATERS ST
MANHATTAN, KS 66503**



* Outline is approximate.

Exclusively Offered By:

Joel Morris, ALC
316-706-9587
joelm@reecenichols.com

Ben Suellentrop
316-765-5145
bens@reecenichols.com



ReeceNichols
SOUTH CENTRAL KANSAS

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

MIXED USE REDEVELOPMENT OPPORTUNITY

3100 Anderson Ave. & 1105 Waters St., Manhattan, KS 66503

FOR SALE

Kansas State
University

Highway 113

15,500 VPD

15,065 VPD

Anderson Ave.

SITE



ReeceNichols
SOUTH CENTRAL KANSAS

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

Exclusively Offered By:

Joel Morris, ALC

316-706-9587

joelm@reecenichols.com

Ben Suellentrop

316-765-5145

bens@reecenichols.com

MIXED USE REDEVELOPMENT OPPORTUNITY

3100 Anderson Ave., Manhattan, KS 66503

FOR SALE



SALE PRICE:

SITE ACRES LOT 2:

BUILDING SIZE LOT 2:

ZONING:

2025 TAXES:

Contact Broker

.50 Acres

8,990 SF

CC

General: \$30,615

PROPERTY HIGHLIGHTS

- Redevelopment opportunity on high traffic road.
- Door side parking.
- Monument signage.
- Close to highway access.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	7,204	49,313	57,456
 Avg. HH Income	\$109,467	\$96,917	\$94,092
 Median Age	31.1	28.6	29.0



TRAFFIC COUNTS

Anderson & Wreath	14,493 VPD
Anderson & Hwy 113	30,885 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

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

Exclusively Offered By:

Joel Morris, ALC

316-706-9587

joelm@reecenichols.com

Ben Suellentrop

316-765-5145

bens@reecenichols.com

MIXED USE REDEVELOPMENT OPPORTUNITY

1105 Waters St., Manhattan, KS 66503

FOR SALE



SALE PRICE:

Contact Broker

SITE ACRES LOT 3:

.64 Acres

BUILDING SIZE LOT 3:

11,250 SF

CEILING HEIGHT:

18'

2025 TAXES:

General: \$40,719.12

PROPERTY HIGHLIGHTS

- Well maintained office/warehouse for sale.
- Heated & cooled.
- Two - 14 ft. overhead doors.
- Drains throughout warehouse space.

DEMOGRAPHICS



Population

1 Mile

7,204

3 Miles

49,313

5 Miles

57,456



Avg. HH Income

\$109,467

\$96,917

\$94,092



Median Age

31.1

28.6

29.0



TRAFFIC COUNTS

Anderson & Wreath

14,493 VPD

Anderson & Hwy 113

30,885 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

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

Exclusively Offered By:

Joel Morris, ALC

316-706-9587

joelm@reecenichols.com

Ben Suellentrop

316-765-5145

bens@reecenichols.com

MIXED USE REDEVELOPMENT OPPORTUNITY

3100 Anderson Ave. & 1105 Waters St., Manhattan, KS 66503

AERIAL



ReeceNichols
SOUTH CENTRAL KANSAS

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

Exclusively Offered By:

Joel Morris, ALC

316-706-9587

joelm@reecenichols.com

Ben Suellentrop

316-765-5145

bens@reecenichols.com