



TRIPLE NET INVESTMENT PROPERTY
Freestanding Marshalls Department Store
 2905 N. Broadway Avenue, Pittsburg, Kansas

**FOR
SALE**




FIRST TIME ON THE MARKET | 6% CAP RATE

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 3,729 | 18,789 | 27,003 |
| Avg. Household Income | \$53,329 | \$60,199 | \$58,332 |

- 25,000 square foot freestanding building
- Superb condition - inside and out
- Excellent access, visibility and signage from US 69 Highway
- In the heart of the primary Pittsburg retail corridor
- Immediately to the south of the 137,000 sq ft Home Depot and across the street from Walmart Supercenter
- Minutes from Pittsburg State University

 **CLICK HERE TO VIEW MORE LISTING INFORMATION**

For More Information Contact: *Exclusive Agents*
 PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

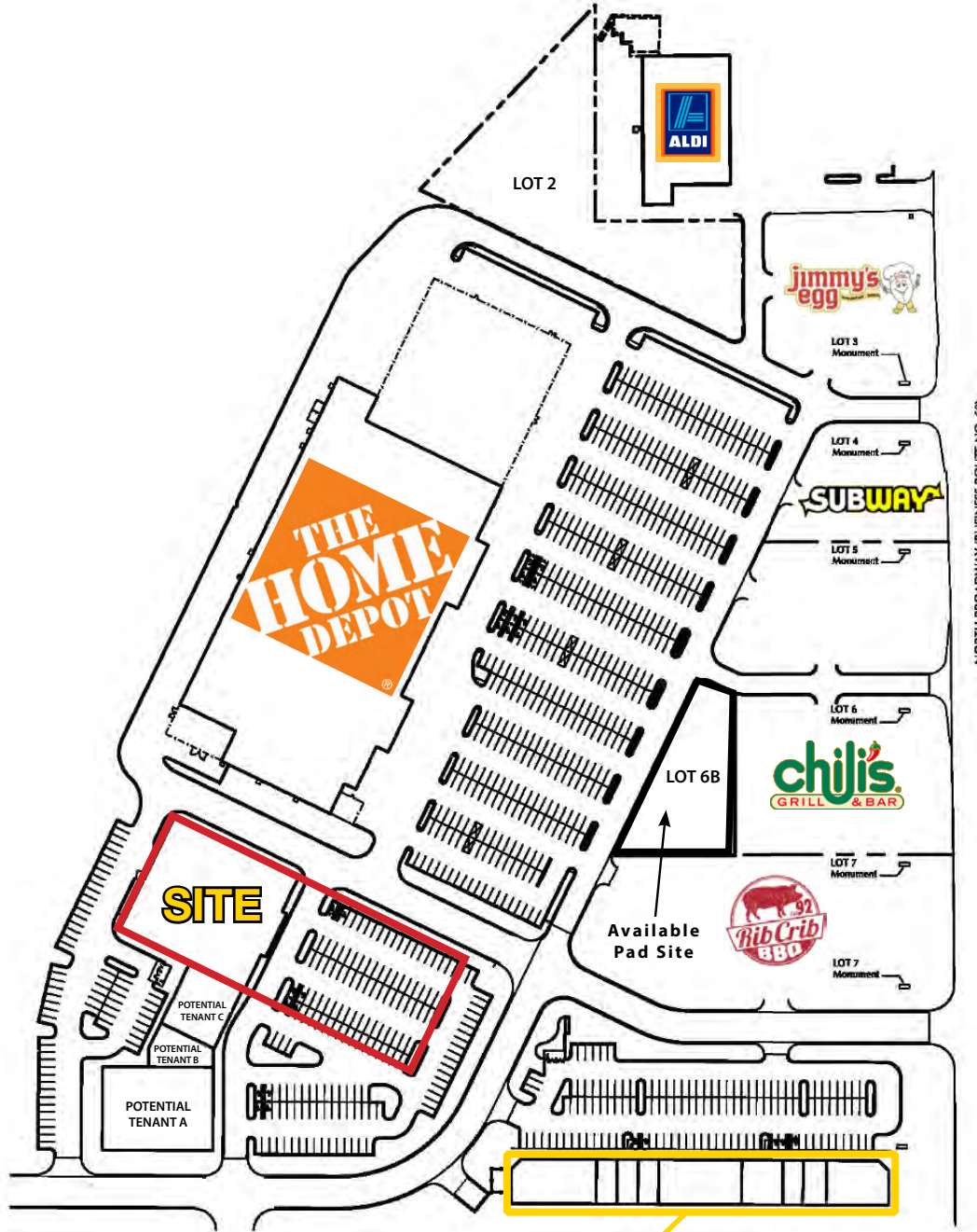


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AERIAL



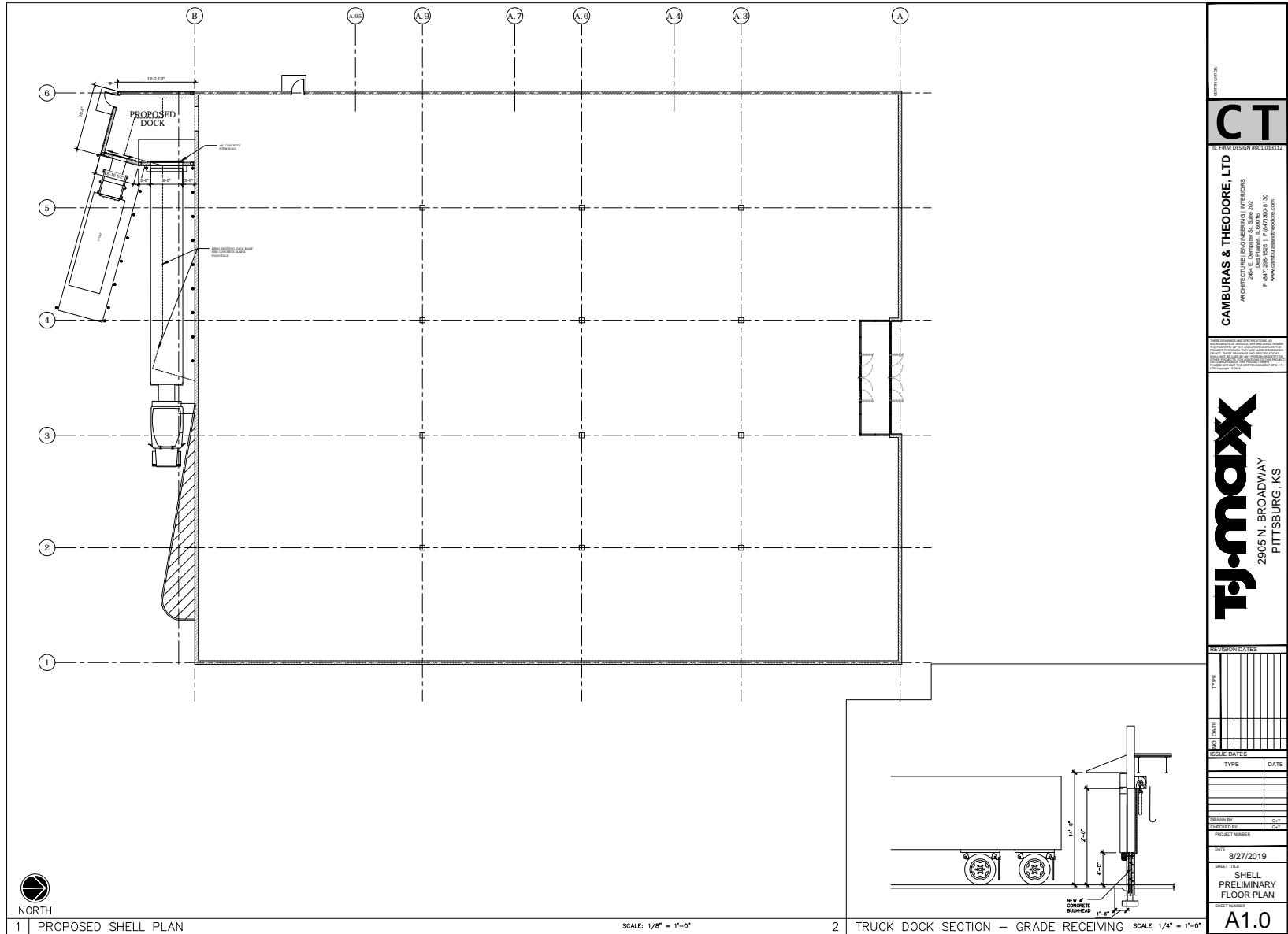
SITE PLAN



NORTH BROADWAY (BUSINESS ROUTE NO. 69)



FLOOR PLAN



CONTINUED

CT

FIRST DESIGN #001011112

CAMBURAS & THEODORE, LTD
ARCHITECTS
 2905 N. BROADWAY
 PITTSBURG, KS 64573
 P 817.753.6000
 WWW.CAMBURASANDTHEODORE.COM

T.J. maxx

2905 N. BROADWAY
PITTSBURG, KS

| REVISION DATES | |
|----------------|------|
| NO | DATE |
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| ISSUE DATES | |
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| TYPE | DATE |
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DATE: 8/27/2019

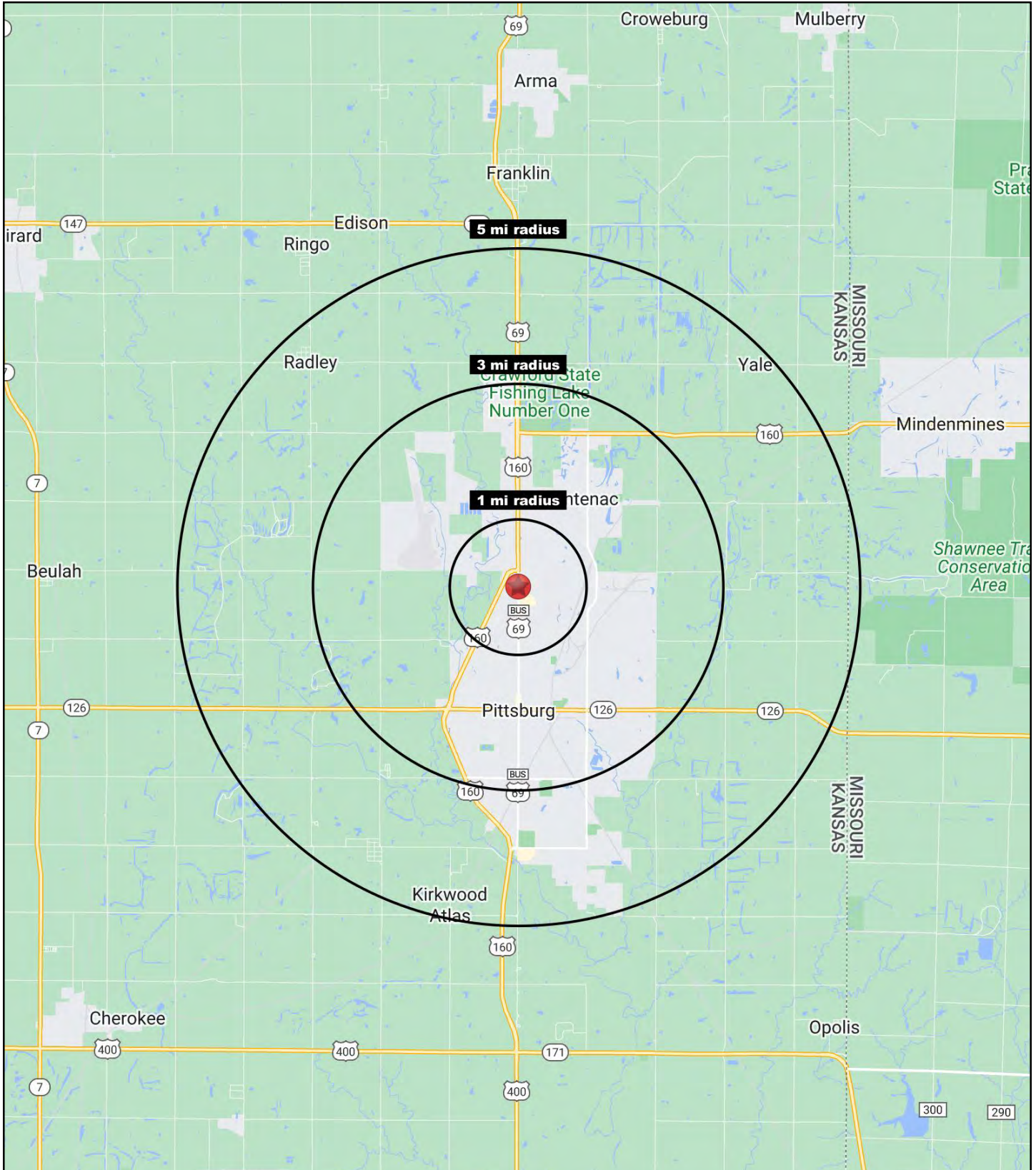
SHEET TITLE: SHELL PRELIMINARY FLOOR PLAN

SHEET NUMBER: A1.0

1 | PROPOSED SHELL PLAN

SCALE: 1/8" = 1'-0"

2 | TRUCK DOCK SECTION - GRADE RECEIVING SCALE: 1/4" = 1'-0"





TRIPLE NET INVESTMENT PROPERTY

2905 N. Broadway Avenue, Pittsburg, KS

FOR SALE

| 2905 N Broadway St Pittsburg, KS 66762 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2022 Estimated Population | 3,729 | 18,789 | 27,003 |
| 2027 Projected Population | 3,670 | 18,446 | 26,471 |
| 2020 Census Population | 3,813 | 18,935 | 27,099 |
| 2010 Census Population | 3,739 | 18,958 | 26,715 |
| Projected Annual Growth 2022 to 2027 | -0.3% | -0.4% | -0.4% |
| Historical Annual Growth 2010 to 2022 | - | - | - |
| 2022 Median Age | 31.6 | 31.1 | 30.4 |
| Households | | | |
| 2022 Estimated Households | 1,494 | 7,556 | 10,770 |
| 2027 Projected Households | 1,446 | 7,289 | 10,354 |
| 2020 Census Households | 1,522 | 7,607 | 10,809 |
| 2010 Census Households | 1,525 | 7,705 | 10,721 |
| Projected Annual Growth 2022 to 2027 | -0.7% | -0.7% | -0.8% |
| Historical Annual Growth 2010 to 2022 | -0.2% | -0.2% | - |
| Race and Ethnicity | | | |
| 2022 Estimated White | 79.3% | 81.6% | 80.8% |
| 2022 Estimated Black or African American | 3.3% | 3.0% | 2.8% |
| 2022 Estimated Asian or Pacific Islander | 2.6% | 3.9% | 6.2% |
| 2022 Estimated American Indian or Native Alaskan | 0.5% | 0.6% | 0.6% |
| 2022 Estimated Other Races | 14.4% | 10.9% | 9.6% |
| 2022 Estimated Hispanic | 12.7% | 9.5% | 8.1% |
| Income | | | |
| 2022 Estimated Average Household Income | \$53,329 | \$60,199 | \$58,332 |
| 2022 Estimated Median Household Income | \$31,789 | \$43,363 | \$45,752 |
| 2022 Estimated Per Capita Income | \$21,546 | \$24,397 | \$23,575 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 4.2% | 2.4% | 2.1% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 6.0% | 4.6% | 3.9% |
| 2022 Estimated High School Graduate | 38.3% | 31.6% | 29.2% |
| 2022 Estimated Some College | 19.5% | 23.2% | 22.5% |
| 2022 Estimated Associates Degree Only | 9.3% | 7.0% | 8.3% |
| 2022 Estimated Bachelors Degree Only | 16.9% | 20.1% | 21.8% |
| 2022 Estimated Graduate Degree | 5.9% | 11.2% | 12.2% |
| Business | | | |
| 2022 Estimated Total Businesses | 142 | 812 | 1,029 |
| 2022 Estimated Total Employees | 1,650 | 9,259 | 12,813 |
| 2022 Estimated Employee Population per Business | 11.6 | 11.4 | 12.4 |
| 2022 Estimated Residential Population per Business | 26.3 | 23.1 | 26.2 |

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