

# 1700 10TH AVE.

1700 10TH AVE., LEAVENWORTH, KS 66048

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

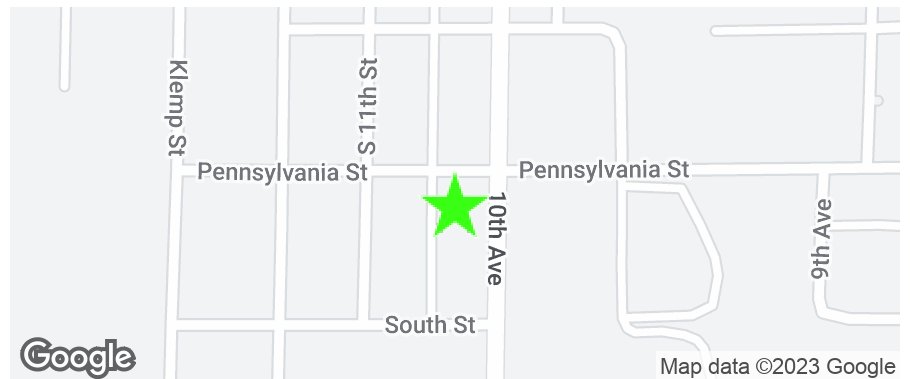
Available SF:

## PROPERTY OVERVIEW

Strong visibility on the southwest corner of 10th Ave and Pennsylvania St.

Lease Rate:

Currently Occupied |  
Inquire if Interested



Building Size:

6,837 SF

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place  
Brentwood, TN 37027  
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## ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1700 10th Ave St	Subway	1,280 SF	NNN	-	-
1700 10th Ave St	Excel Performance	5,557 SF	NNN	-	-

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## RETAILER MAP



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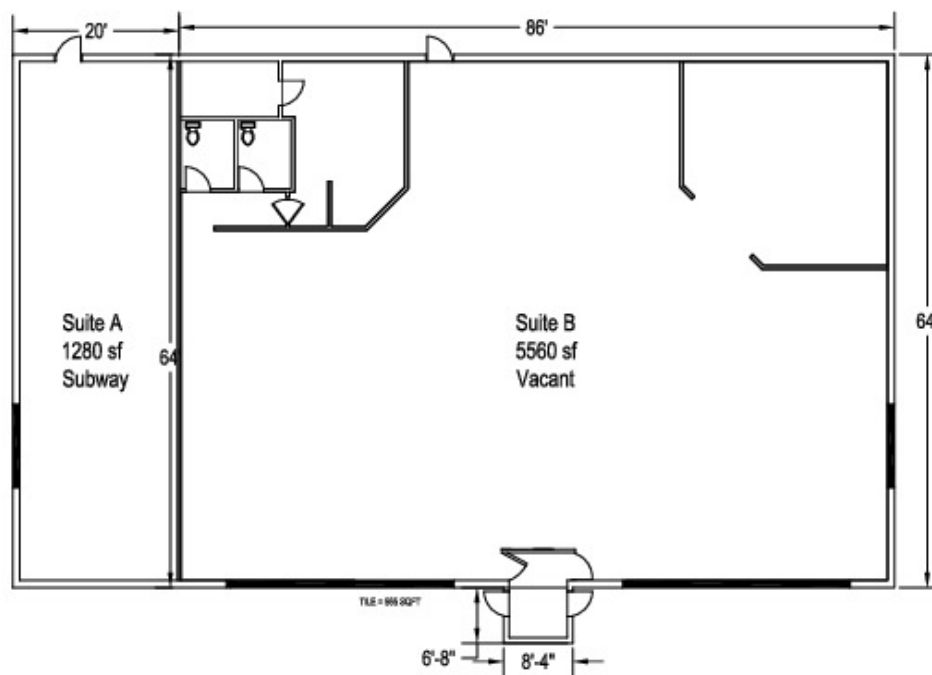
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## FLOOR PLANS



**#512 Leavenworth, KS**  
1700 10TH AVE LEAVENWORTH, KS 66048

Floor Plan

**\*EXISTING CONDITIONS: V.L.F.**

Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 12/28/2020  
Drawn By: DD

Presented By:

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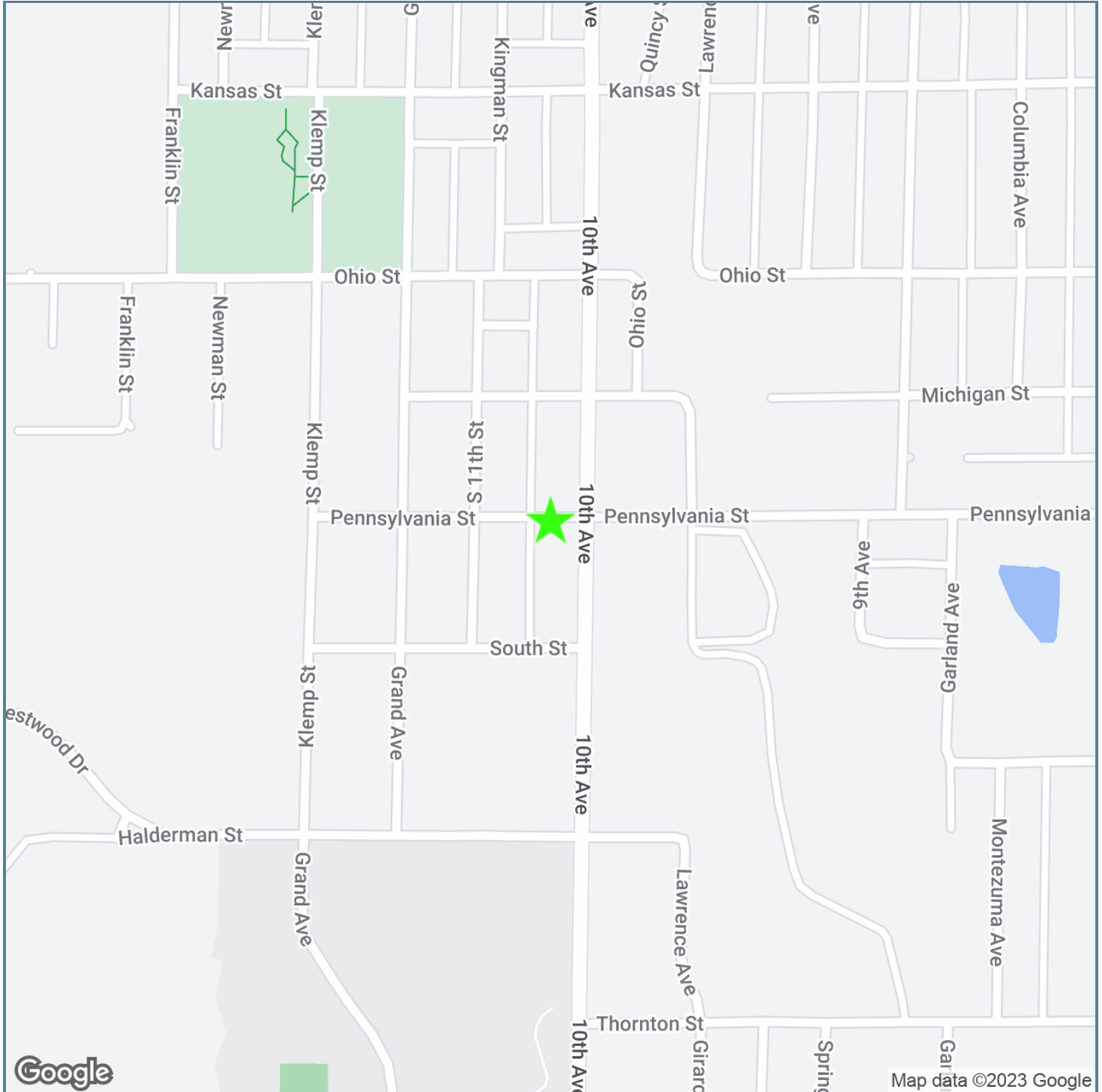
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## LOCATION MAPS



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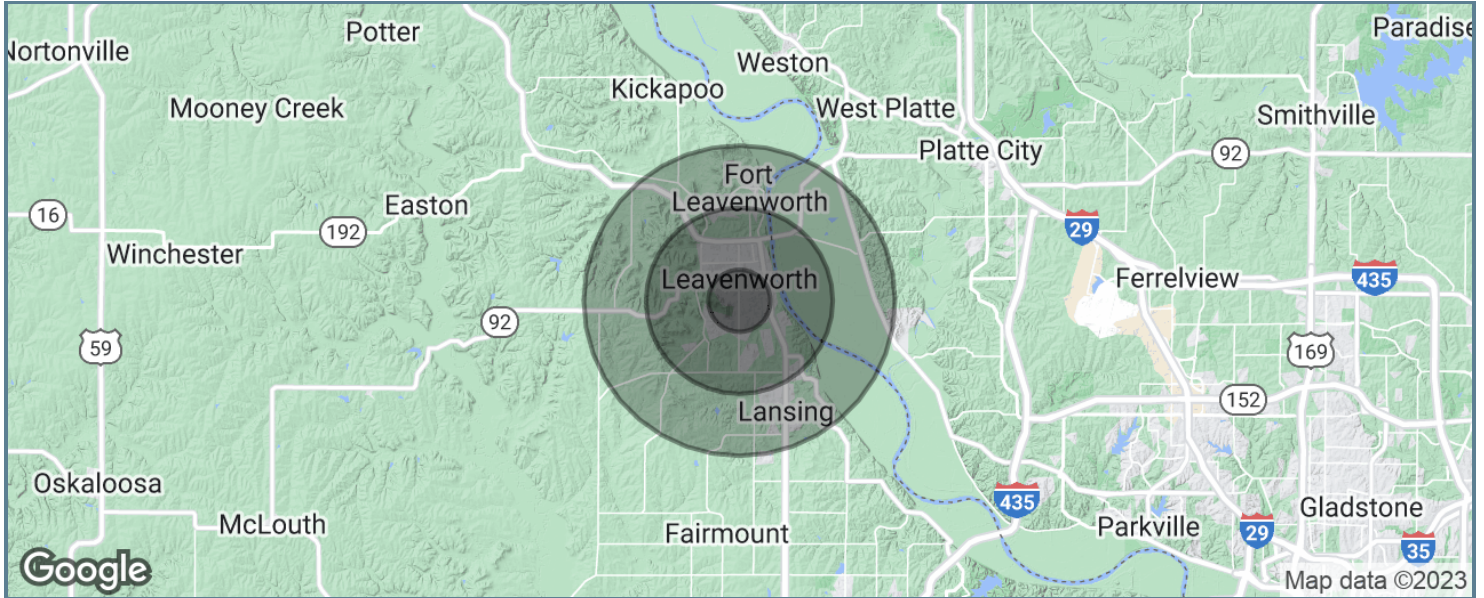
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,555	32,624	44,534
Median age	40.3	39.4	38.4
Median age (Male)	39.7	39.1	37.5
Median age (Female)	42.9	38.9	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,720	13,540	17,376
# of persons per HH	2.3	2.4	2.6
Average HH income	\$62,234	\$68,153	\$73,468
Average house value	\$139,517	\$126,265	\$131,711

\* Demographic data derived from 2020 ACS - US Census

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