

# FOR LEASE OR BUILD TO SUIT

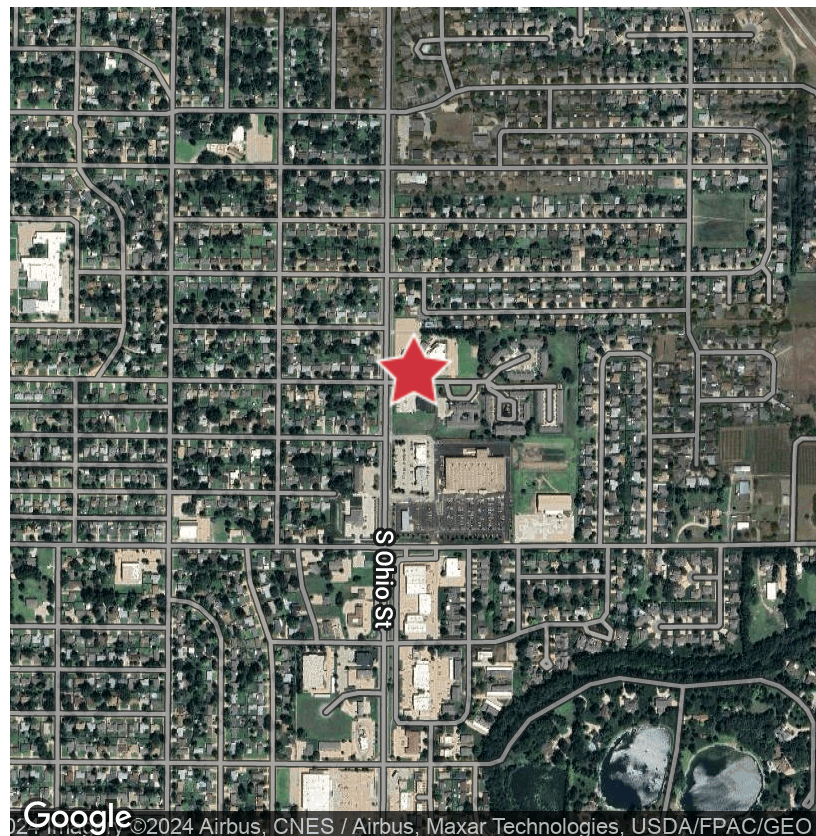
1500 South Ohio Street Salina, KS 67401

# NaimMartens



## Property Highlights

- Land Lease or Build-to-Suit
- 38,639 SF | 0.89 Acres
- Pad Site on South Ohio, North of E Cloud St
- Up to 4,200 SF Retail/Restaurant with Drive Thru
- Near Dillon's, Domino's, Wing Stop, Jimmy John's, UPS, and more
- Less than one mile from Kansas Wesleyan University
- 24,970 Vehicles Per Day
- Zoning: C-3 Shopping Center District
- Land Lease Rate: \$1.75/SF (NNN)



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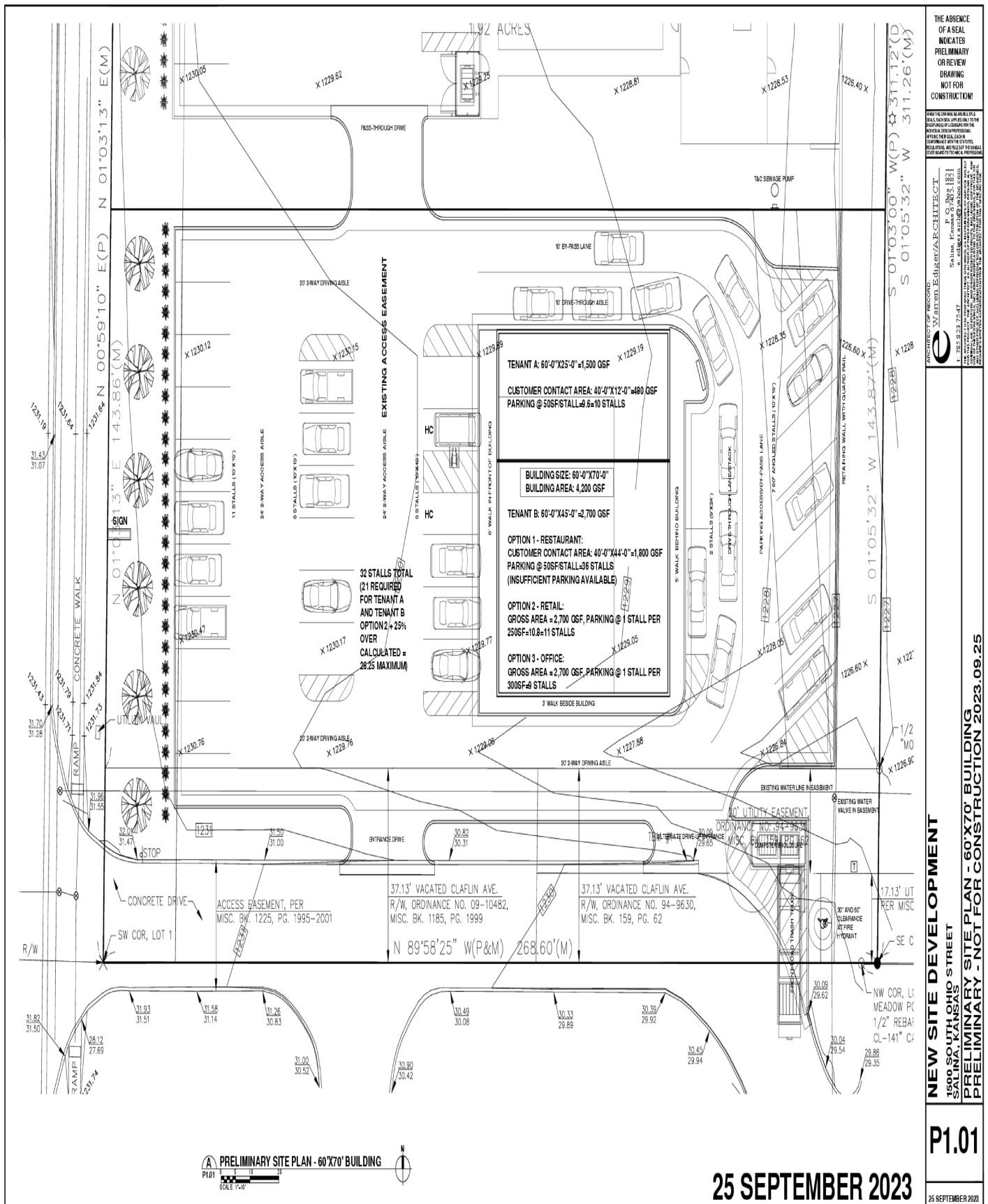
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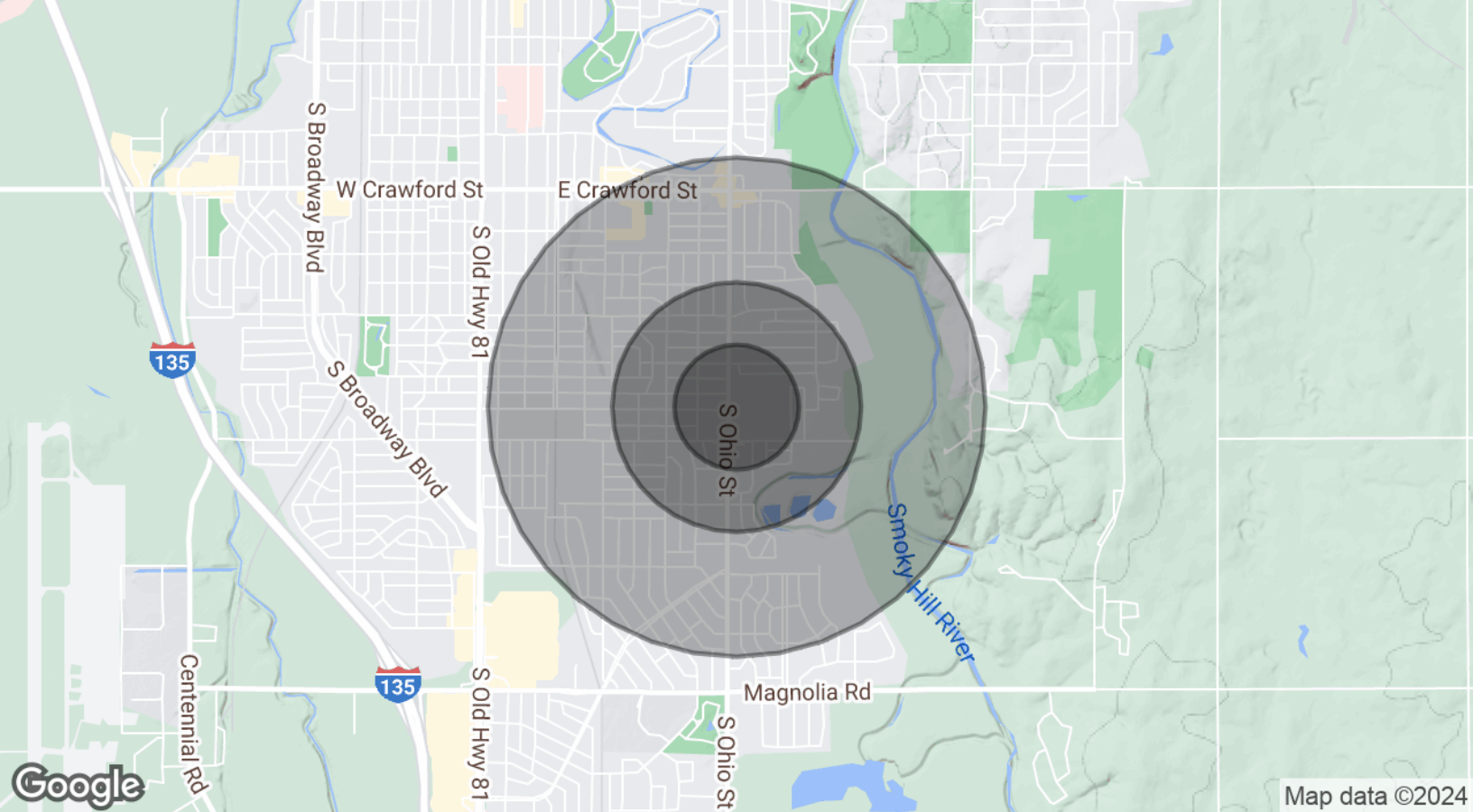
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Population	0.25 Miles	0.5 Miles	1 Mile
Total population	1,056	3,188	10,979
Median age	47.1	47.7	41.8
Median age (male)	35.7	41.3	39.1
Median age (Female)	59.4	55.3	45.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total households	461	1,459	4,812
# of persons per HH	2.3	2.2	2.3
Average HH income	\$64,166	\$61,212	\$58,303
Average house value	\$146,566	\$140,166	\$138,017

\* Demographic data derived from 2020 ACS - US Census



