

# FOR SUB-LEASE: FREE-STANDING RETAIL/FLEX BUILDING

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC



**PROPERTY: 1025 INDUSTRIAL ROAD, EMPORIA, KS 66801**

SUB-LEASE RATE/SF/YR: \$4.25/sf/yr *NNN*  
 ESTIMATED CHARGES/SF/YR: \$1.35/sf/yr  
 BUILDING SIZE: 7,904<sup>+/-</sup> sq. ft. per Lyon County  
 LOT SIZE: 25,200<sup>+/-</sup> sq. ft. (0.58<sup>+/-</sup> acres)  
 YEAR BUILT: 1978  
 ZONING: C-2, Commercial & Industrial  
 SIGNAGE: Pole and building signage  
 HEATING AND COOLING: Forced air heat and central air conditioning  
 ELECTRICAL SERVICE: 3-Phase; Westar Energy  
 GAS SERVICE: Kansas Gas Service  
 WATER & SEWER SERVICE: City of Emporia  
 PARKING: Ample parking with front door parking  
 TRAFFIC COUNT: 11,515<sup>+/-</sup> vpd on Industrial Road



2015 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	6,008	22,807	25,594
MEDIAN HOUSEHOLD INCOME:	\$42,803	\$36,502	\$37,216
TOTAL EMPLOYEES:	6,480	13,994	15,286

TENANT PAYS: Tenant responsible for all operating expenses including janitorial, utilities, interior maintenance, insurance and real estate taxes.

OWNER PAYS: Owner responsible for roof and structural maintenance.

BUILDING FEATURES: Former auto parts store with two 8'x10' drive-in doors, warehouse space, and showroom.

LOCATION FEATURES: Located in Emporia, Kansas on Industrial Road in a high traffic area across from Lyon County Fairgrounds and within 2 blocks from Flintheads Mall and Flintheads 8 Theatre. Industrial Road is a main thoroughfare and includes many national and local retailers.

## LEARN MORE

**BRADY LUNDEEN | Agent**

Direct: 785.228.5303

brady@kscommercial.com

**KANSAS COMMERCIAL REAL ESTATE SERVICES INC.**

Main: 785.272.2525

435 S Kansas Ave, Suite 200

Topeka, Kansas 66603

[www.KSCommercial.com](http://www.KSCommercial.com)

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

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