



Property Overview

Recent 2020 renovation of the exterior and interior offering a prospective investor the opportunity to own a passive, newly renovated, net leased investment in a top college town market next to Super Target. The subject property is ideally situated just south of the University of Kansas, the largest college in the state of Kansas and one of the most iconic schools in the country with approximately 28,500 students enrolled annually.

Sleep Outfitters currently occupies the space at the subject property with a new 5 year lease.

Demographic Data

	1 Mile	5 Miles	10 Miles
Total Households	4,250	40,152	48,215
Total Population	9,487	100,960	120,662
Average Household Income	\$57,209	\$58,160	\$59,975

Highlights

- » Building Size: 3,600 SF
- » Land Size: 0.69 AC
- » Year Built: 2001



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