

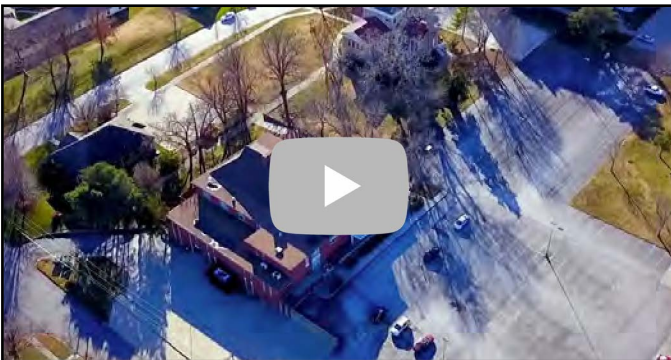


# OFFICE / MULTI-FAMILY / SENIOR LIVING

1301 Chestnut Street, Emporia, Kansas



**SALE PRICE: \$1,900,000 | 39,000 SF BUILDING**



- Former College of Emporia Student Union
- 39,000 SF building on 3.7 acres
- Built in 1965 - C-2 Zoning
- Well maintained roof, parking lot, and mechanical

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

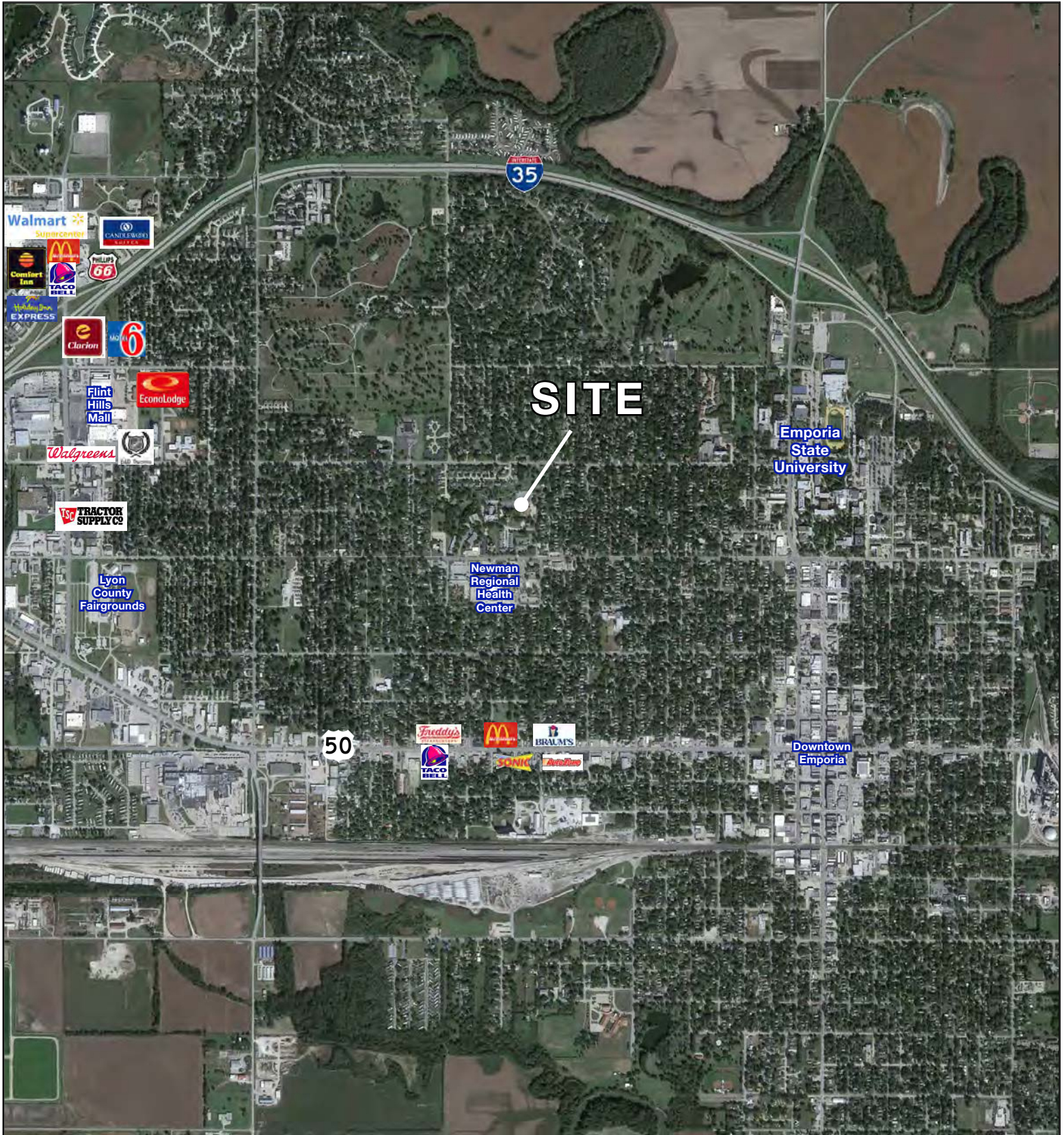
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**BILL MAAS, CCIM | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)**

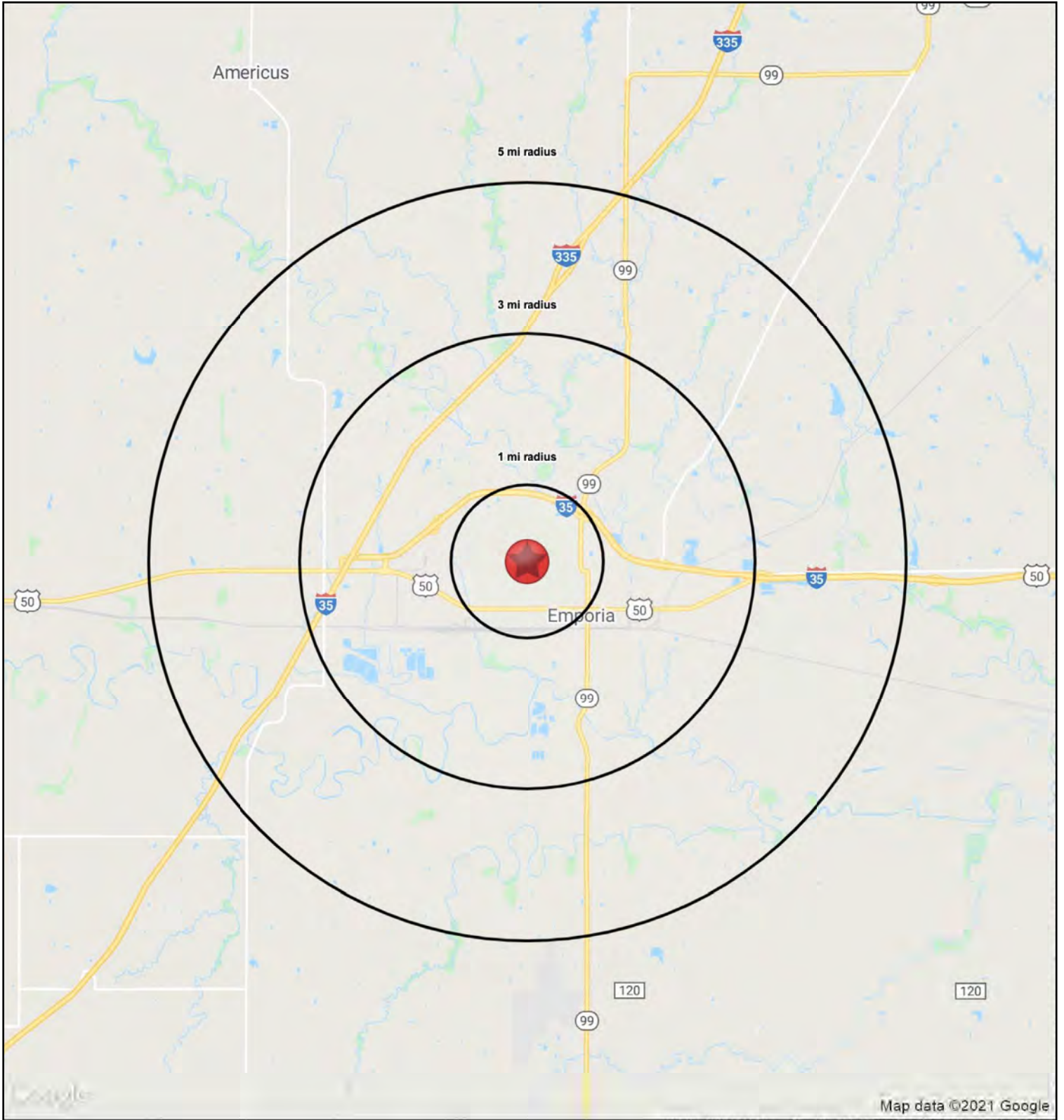


PHOTOS



AERIAL







# OFFICE / MULTI-FAMILY / SENIOR LIVING

## 1301 Chestnut Street, Emporia, Kansas

1301 Chestnut St Emporia, KS 66801	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,438	24,183	25,452
2029 Projected Population	10,367	23,992	25,296
2020 Census Population	10,403	24,374	25,551
2010 Census Population	11,133	25,197	26,495
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-0.4%	-0.3%	-0.3%
2024 Median Age	31.1	32.3	32.8
<b>Households</b>			
2024 Estimated Households	4,375	9,835	10,380
2029 Projected Households	4,500	10,081	10,674
2020 Census Households	4,459	9,975	10,452
2010 Census Households	4,405	9,925	10,433
Projected Annual Growth 2024 to 2029	0.6%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	-	-	-
<b>Race and Ethnicity</b>			
2024 Estimated White	76.5%	77.3%	77.3%
2024 Estimated Black or African American	2.5%	2.0%	2.1%
2024 Estimated Asian or Pacific Islander	2.4%	2.2%	2.2%
2024 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2024 Estimated Other Races	18.0%	17.9%	17.8%
2024 Estimated Hispanic	22.3%	21.6%	21.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$73,997	\$76,942	\$78,031
2024 Estimated Median Household Income	\$48,430	\$55,701	\$56,993
2024 Estimated Per Capita Income	\$31,300	\$31,642	\$32,155
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	6.1%	5.9%
2024 Estimated Some High School (Grade Level 9 to 11)	4.9%	5.0%	4.9%
2024 Estimated High School Graduate	32.6%	33.9%	33.6%
2024 Estimated Some College	19.7%	20.2%	20.5%
2024 Estimated Associates Degree Only	7.1%	7.3%	7.2%
2024 Estimated Bachelors Degree Only	17.2%	15.6%	15.8%
2024 Estimated Graduate Degree	15.5%	11.8%	12.1%
<b>Business</b>			
2024 Estimated Total Businesses	335	924	936
2024 Estimated Total Employees	4,361	11,923	12,027
2024 Estimated Employee Population per Business	13.0	12.9	12.8
2024 Estimated Residential Population per Business	31.1	26.2	27.2

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