



WALMART ANCHORED RETAIL CENTER

2733 W. Central Avenue, El Dorado, Kansas



LEASE RATE: \$14 NNN | 1,800 SF & 2,135 SF SPACES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,069	11,089	15,864
Avg. Household Income	\$76,450	\$67,209	\$74,331

- Two suites available - 1,800 SF in-line space and 2,135 SF end cap space
- Prime retail corridor of El Dorado, KS
- Prominent visibility on Central Avenue with over 16,800 cars per day
- Pylon signage available
- Ample parking: 5/1,000/SF
- Neighboring tenants include: Jimmy John's, Great Clips, and Cato Fashions, and more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agents

PROPERTY PHOTOS



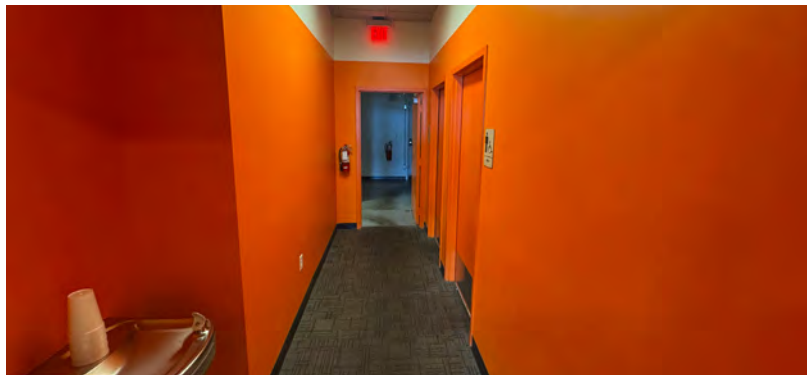
PROPERTY PHOTOS



1,800 SF SPACE



2,135 SF SPACE

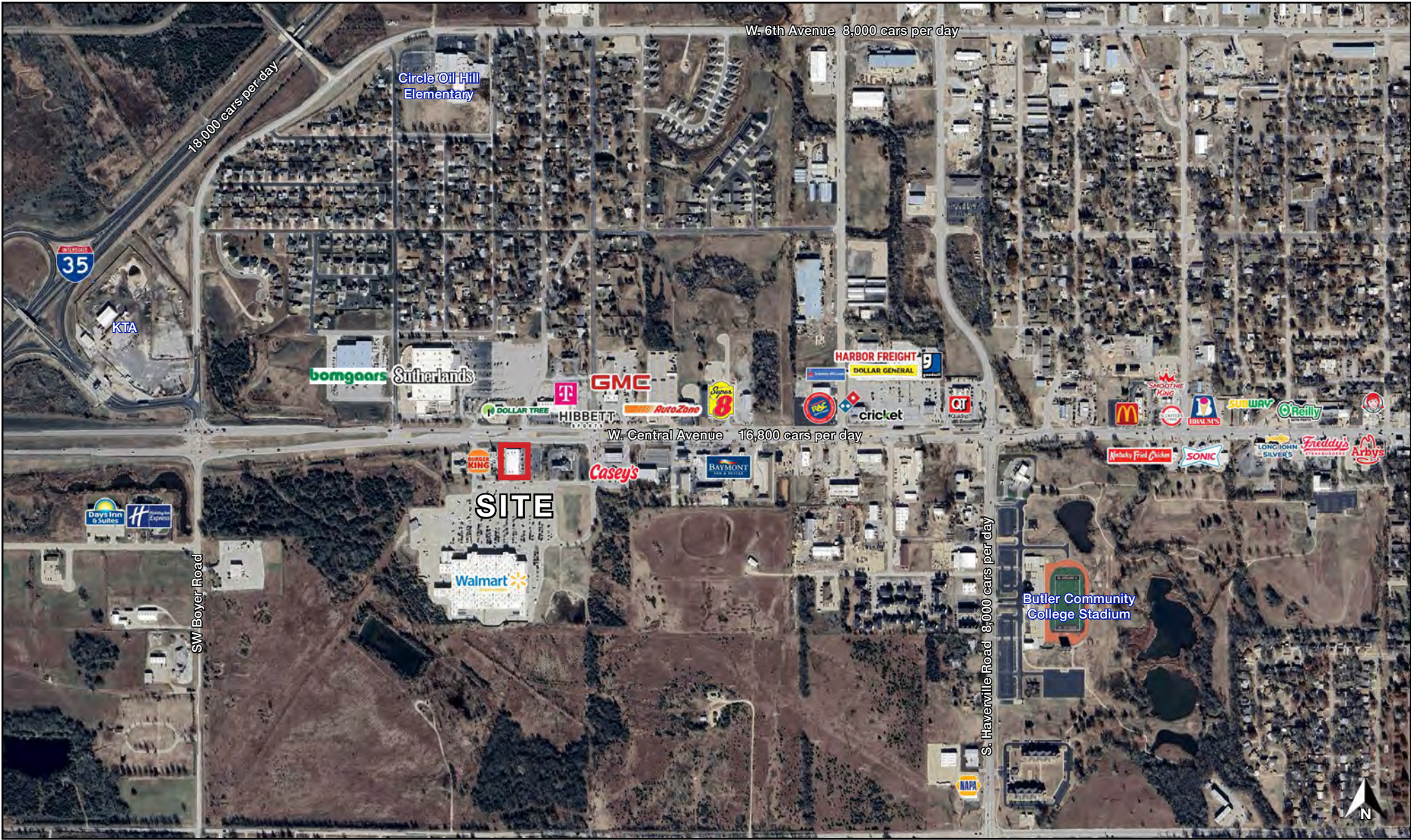




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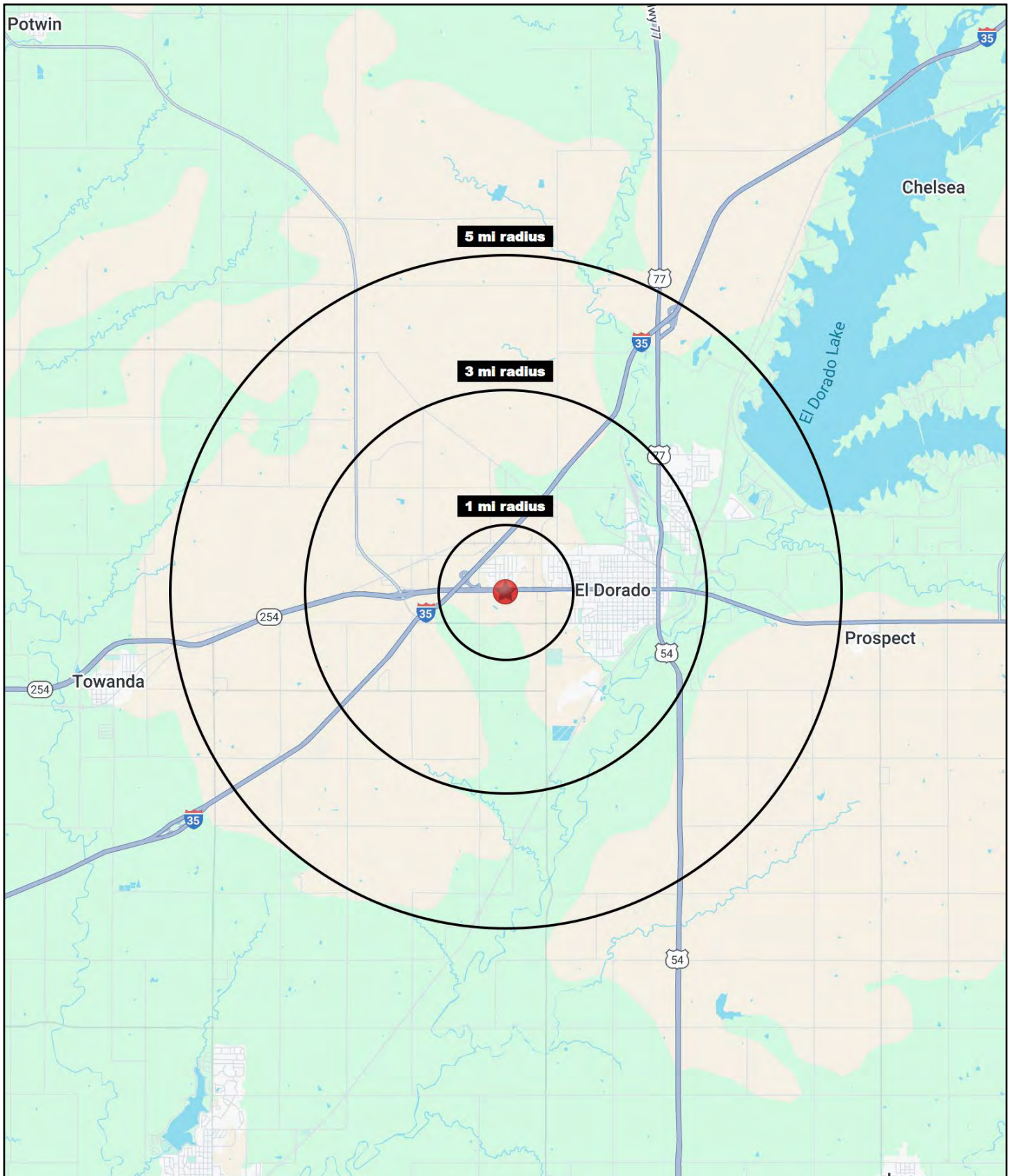
2733 W. Central Avenue, El Dorado, Kansas

AERIAL



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WALMART ANCHORED RETAIL CENTER

2733 W. Central Avenue, El Dorado, Kansas

2733 W. Central Avenue El Dorado, KS 67042	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	2,069	11,089	15,864
2029 Projected Population	2,079	11,156	16,012
2020 Census Population	1,812	10,752	15,147
2010 Census Population	1,809	11,317	15,777
Projected Annual Growth 2024 to 2029	-	0.1%	0.2%
Historical Annual Growth 2010 to 2024	1.0%	-0.1%	-
2024 Median Age	31.6	34.5	35.8
Households			
2024 Estimated Households	797	4,708	5,980
2029 Projected Households	805	4,761	6,074
2020 Census Households	723	4,431	5,564
2010 Census Households	719	4,625	6,028
Projected Annual Growth 2024 to 2029	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2024	0.8%	0.1%	-
Race and Ethnicity			
2024 Estimated White	86.6%	89.2%	85.9%
2024 Estimated Black or African American	4.0%	2.8%	5.7%
2024 Estimated Asian or Pacific Islander	1.8%	0.7%	0.9%
2024 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2024 Estimated Other Races	6.9%	6.7%	6.9%
2024 Estimated Hispanic	6.1%	6.0%	6.6%
Income			
2024 Estimated Average Household Income	\$76,450	\$67,209	\$74,331
2024 Estimated Median Household Income	\$63,685	\$54,714	\$60,792
2024 Estimated Per Capita Income	\$29,904	\$28,855	\$28,316
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.3%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	9.1%	4.8%	6.7%
2024 Estimated High School Graduate	23.8%	30.4%	33.0%
2024 Estimated Some College	20.8%	23.9%	23.4%
2024 Estimated Associates Degree Only	21.4%	13.4%	10.6%
2024 Estimated Bachelors Degree Only	20.8%	19.2%	17.2%
2024 Estimated Graduate Degree	3.8%	7.1%	7.6%
Business			
2024 Estimated Total Businesses	148	481	518
2024 Estimated Total Employees	1,893	5,926	6,661
2024 Estimated Employee Population per Business	12.8	12.3	12.9
2024 Estimated Residential Population per Business	14.0	23.0	30.6

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