



RETAIL SPACE FOR LEASE

601 Brown Avenue, Osawatomie, Kansas

PRICE REDUCED!



LEASE RATE: \$6/SF NN | 10,500 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,627	5,242	6,683
Avg. Household Income	\$68,838	\$73,318	\$79,366

- Available for occupancy July 1, 2025
- Parking lot was repaved in 2023
- Pylon signage available



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

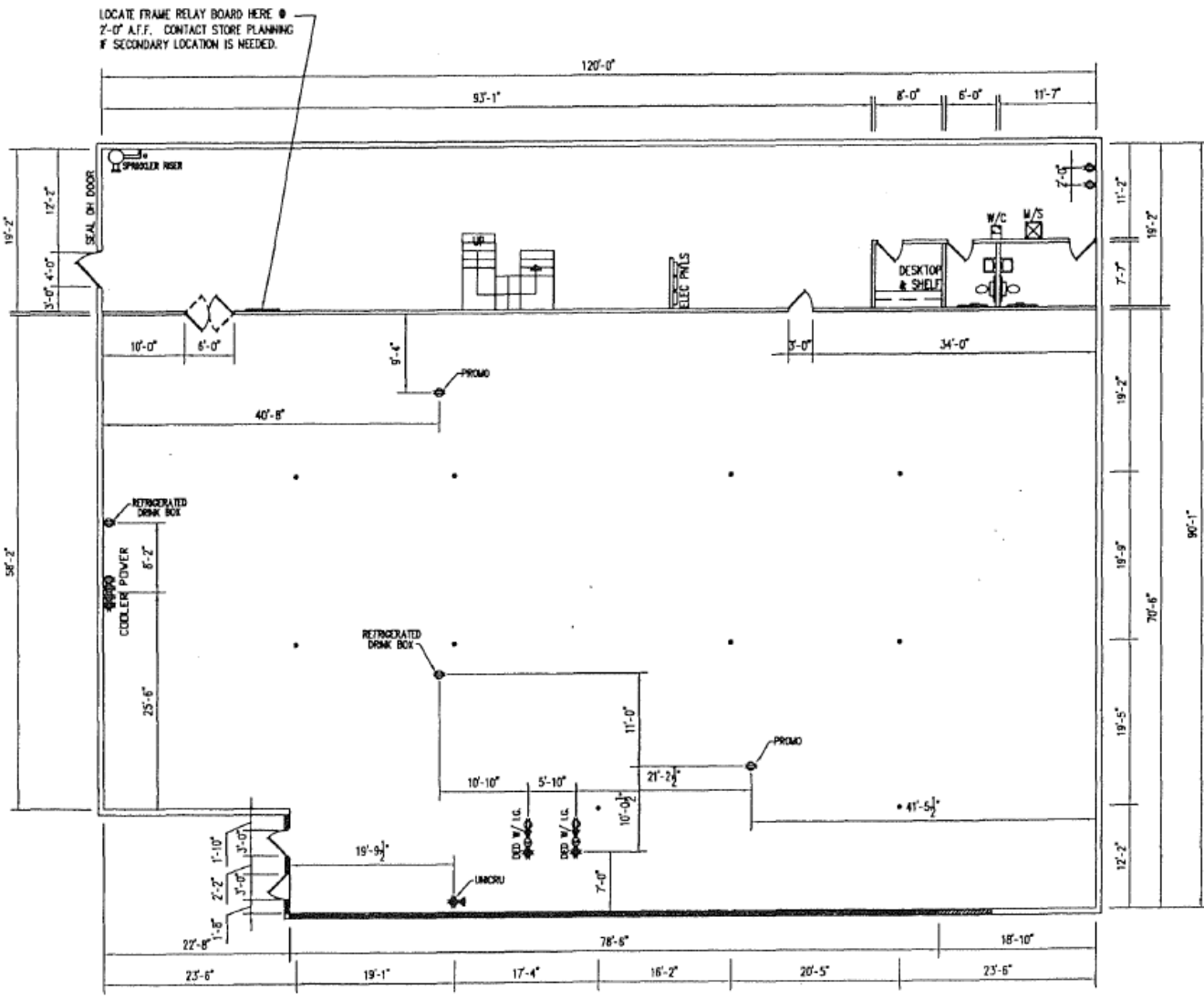
Exclusive Agents



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AERIAL

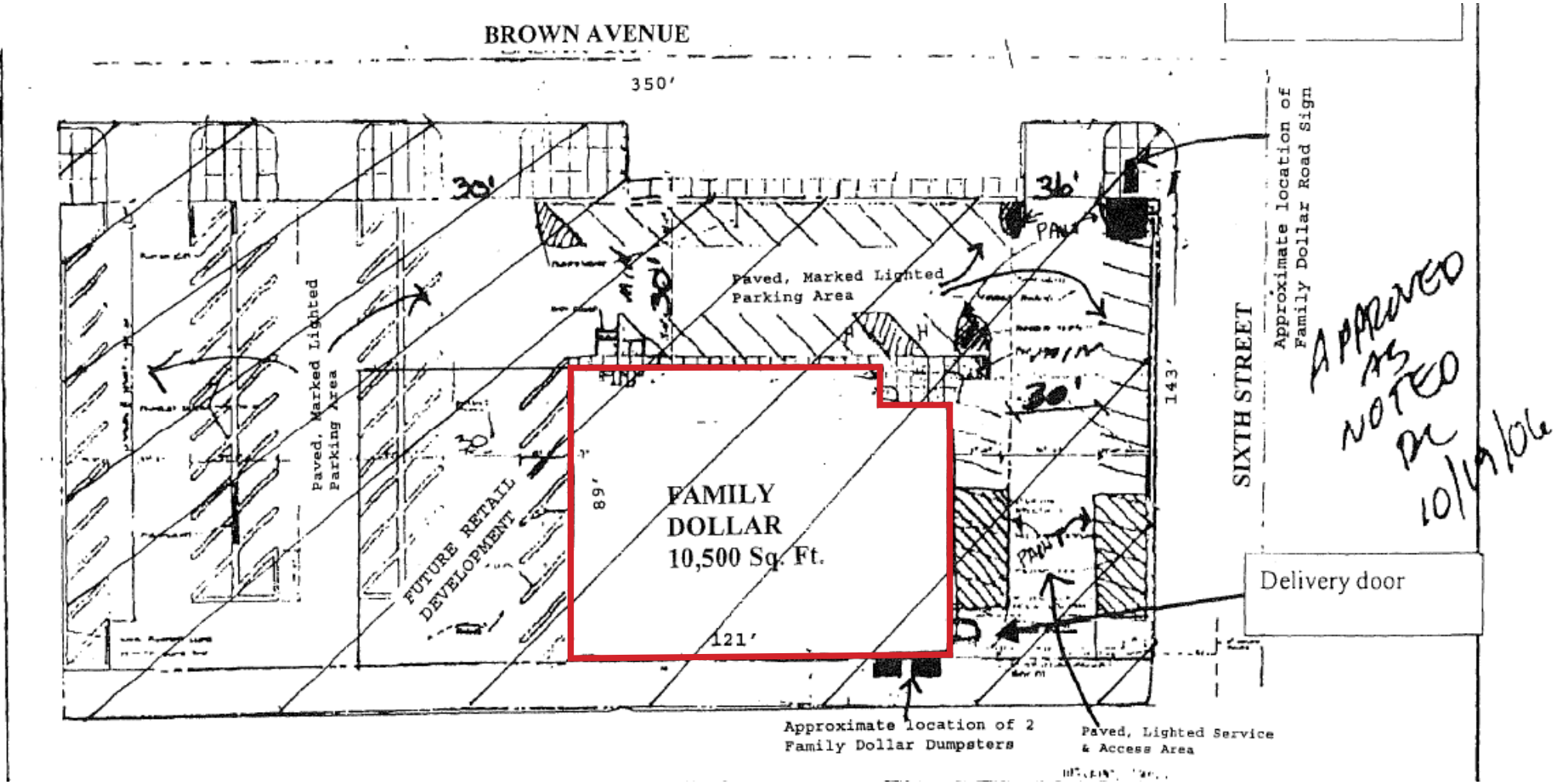




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SITE PLAN





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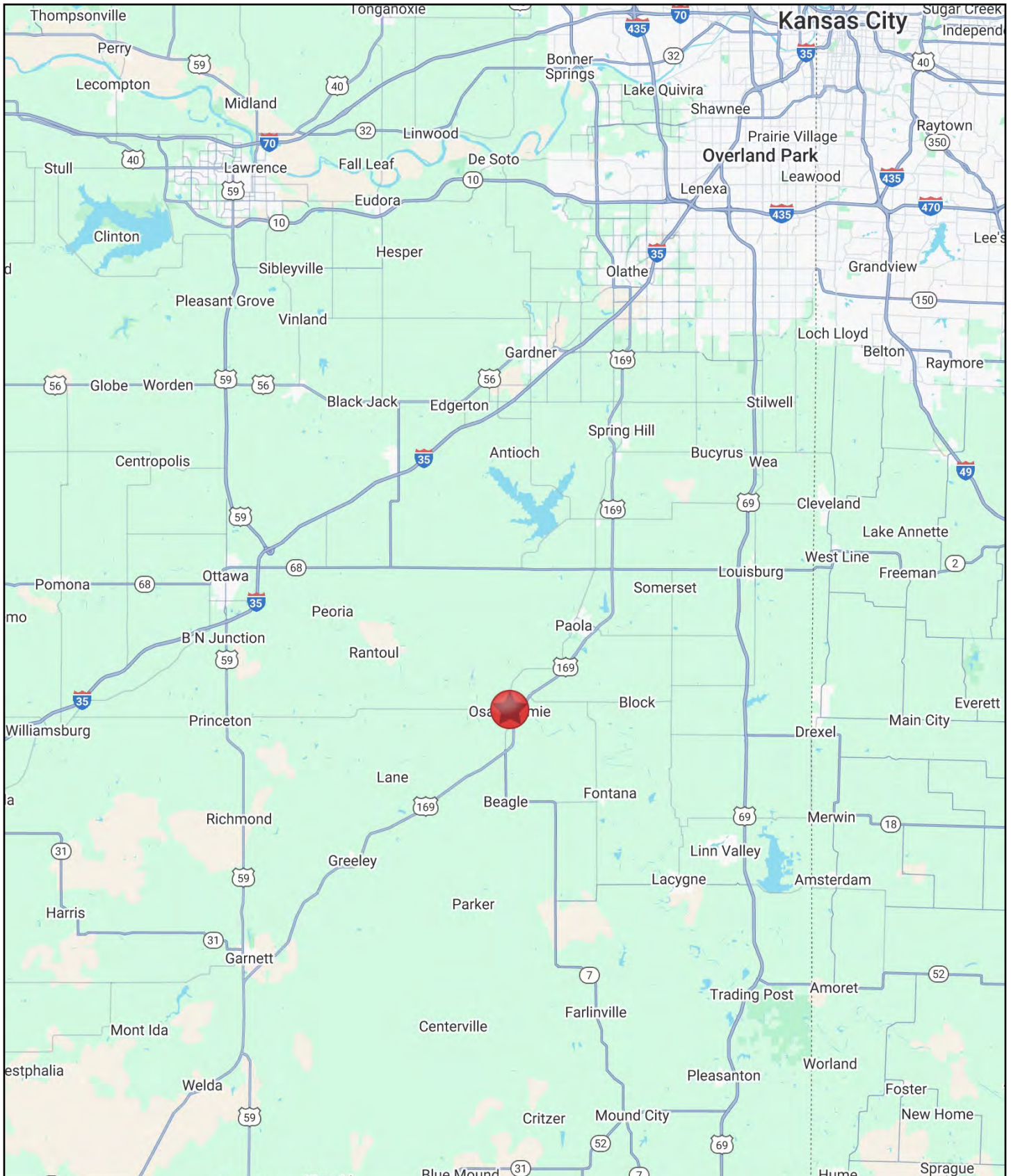
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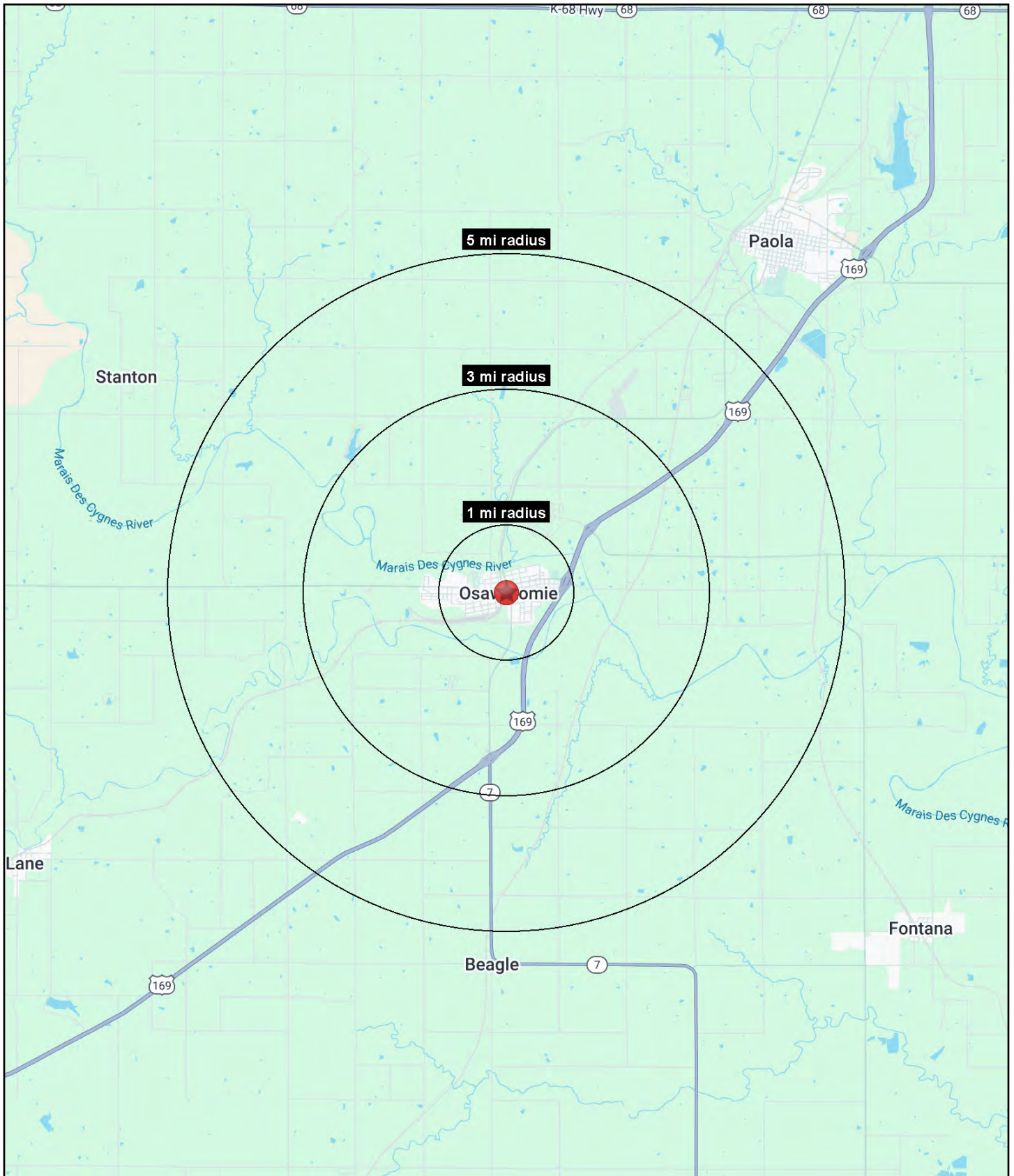
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601 Brown Avenue Osawatomie, KS 66064	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	3,627	5,242	6,683
2029 Projected Population	3,752	5,433	6,965
2020 Census Population	3,441	5,085	6,478
2010 Census Population	3,604	5,286	6,707
Projected Annual Growth 2024 to 2029	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	34.5	37.2	39.0
Households			
2024 Estimated Households	1,359	2,000	2,584
2029 Projected Households	1,410	2,083	2,704
2020 Census Households	1,262	1,876	2,416
2010 Census Households	1,334	1,956	2,495
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	90.8%	91.2%	91.9%
2024 Estimated Black or African American	2.9%	2.8%	2.4%
2024 Estimated Asian or Pacific Islander	0.6%	0.5%	0.5%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2024 Estimated Other Races	5.2%	5.0%	4.7%
2024 Estimated Hispanic	5.0%	4.7%	4.3%
Income			
2024 Estimated Average Household Income	\$68,838	\$73,318	\$79,366
2024 Estimated Median Household Income	\$63,925	\$66,149	\$70,149
2024 Estimated Per Capita Income	\$26,367	\$28,692	\$31,262
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.2%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.4%	2.4%
2024 Estimated High School Graduate	48.6%	47.9%	43.5%
2024 Estimated Some College	25.5%	24.2%	25.4%
2024 Estimated Associates Degree Only	3.3%	4.9%	5.9%
2024 Estimated Bachelors Degree Only	12.5%	12.8%	14.1%
2024 Estimated Graduate Degree	5.3%	5.6%	6.7%
Business			
2024 Estimated Total Businesses	84	117	161
2024 Estimated Total Employees	639	1,146	3,154
2024 Estimated Employee Population per Business	7.6	9.8	19.6
2024 Estimated Residential Population per Business	43.4	44.9	41.4

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