

CONFIDENTIAL - DO NOT DISTURB TENANT



6 AC AVAILABLE

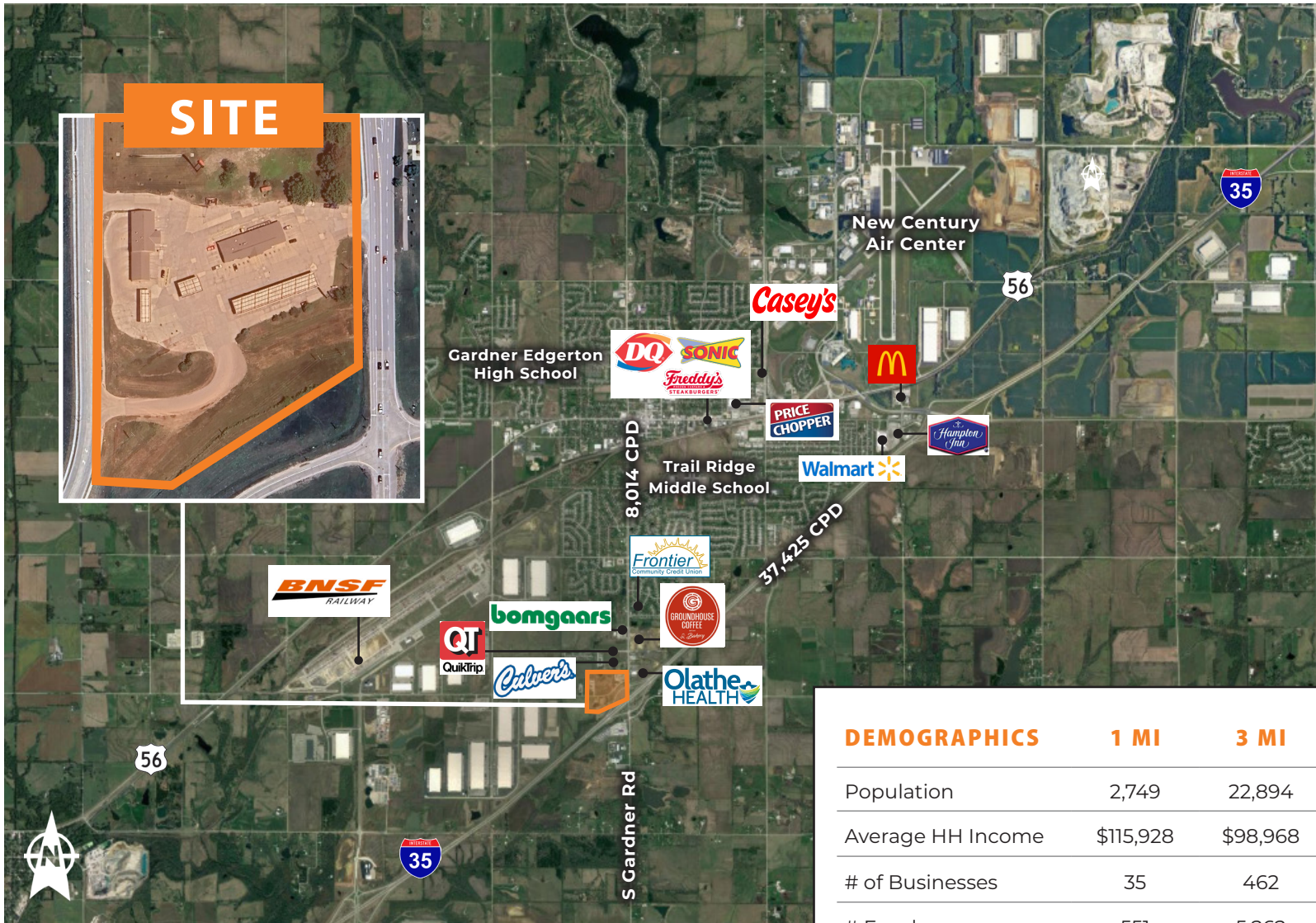
- Lot zoned C-3
- Existing c-store and carwash operator on site
- Great opportunity for c-store, medical, hotel, or automotive user
- 2-miles from BNSF intermodal railway
- Quick access to I-35 and Gardner Rd

GARDNER C-STORE PAD SITE FOR SALE

19000 S GARDNER RD • RETAIL CENTER • GARDNER, KS

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GARDNER SUBMARKET



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	2,749	22,894	29,617
Average HH Income	\$115,928	\$98,968	\$102,624
# of Businesses	35	462	604
# Employees	551	5,262	8,486