



LANE4

2935 S. 9TH ST SALINA, KANSAS

1,474 SF ENDCAP FOR LEASE



For further information:

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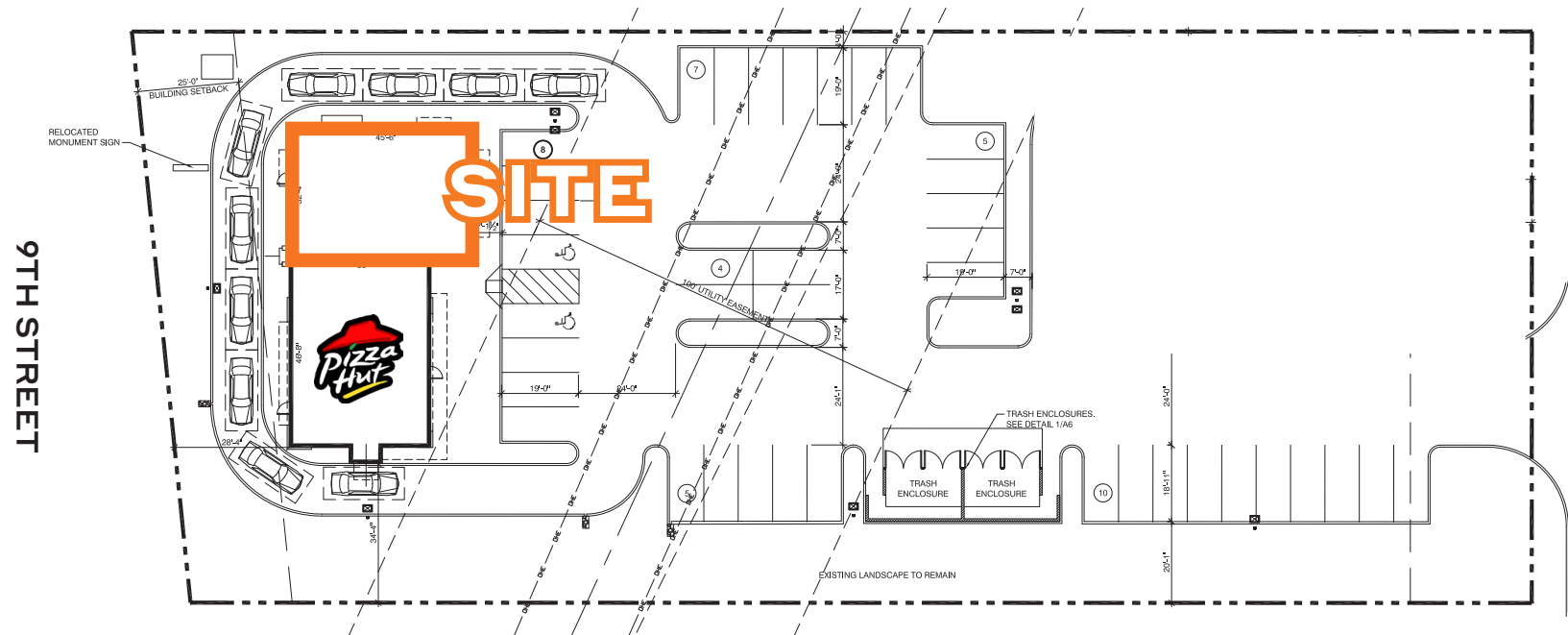


PROPERTY HIGHLIGHTS

- 1,474 SF endcap available for lease
- Lease Type: NNN
- New construction (2023)
- Target anchored
- Located at regional intersection; anchored by WalMart, Target, Lowe's, and Sam's Club with **4.6 million visitors** YTD in 2024 (*Source: Placer.ai*)
- Great visibility from S 9th St, Salina's premier retail corridor

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	5,697	28,490	46,902
Median HH Income	\$68,859	\$60,890	\$58,376
# Businesses	108	494	1,466
# Employees	1,889	8,531	23,764

SITE PLAN



SALINA, KANSAS

LANE4



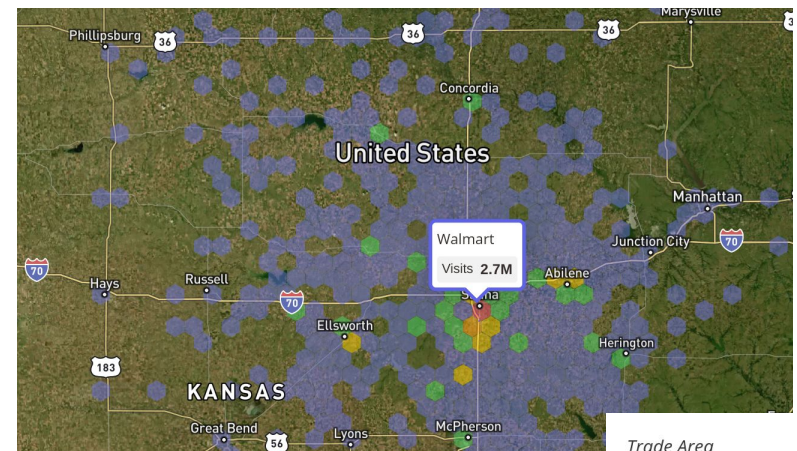
Regional Intersection & Commercial Corridor

Situated at Salina's top retail intersection, shadow anchored by Target and Sam's Club, and neighboring Lowe's and Walmart, **this area attracted over 4.6 million visitors in 2024.**

(Source: Placer.ai)

Retail options diminish west and north of Salina, with Garden City, 200 miles away, being the closest city with similar national retailers.

Nearby along 9th Street are Kohl's, Dick's, Ulta, Marshalls, Petco, Hobby Lobby, and Central Mall.



Walmart Visitors

And where they traveled from Oct. 2023 - Sept. 2024

Source: Placer.ai (2024)

Trade Area
Heatmap

