



LANE4

**2935 S. 9TH ST
SALINA, KANSAS**

**REGIONAL INTERSECTION
STRIP CENTER FOR SALE**



For further information:

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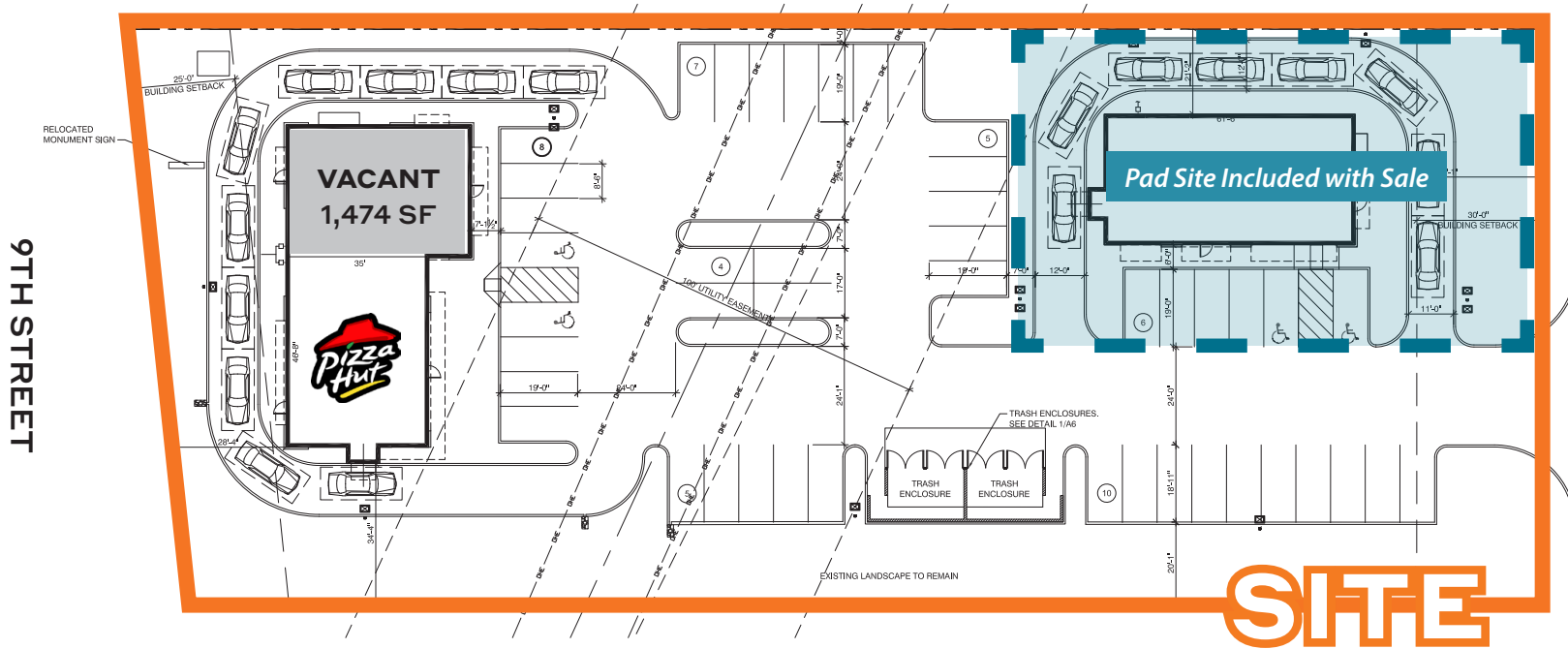
PROPERTY DESCRIPTION

ADDRESS:	2935 S 9 TH St Salina, KS 67401
TYPE:	Freestanding 2-Tenant Building
PARKING:	39 stalls (12.42/1000 SF)
PARCEL:	1.09 AC
BUILDING SIZE:	3,140 SF
LEASE TYPE:	NNN

BUILDING	PRICE
Price	\$1,400,000
PSF	\$445.85
Stabilized Cap Rate	7.93%

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SITE PLAN

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PROPERTY HIGHLIGHTS

- New Construction (2023) with existing drive-thru
 - 1,474 SF vacancy has potential for pick-up window
- High-credit Franchisee Sale Leaseback with 133 locations in 9 states
- 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*)

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

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LOCATION & SUBMARKET



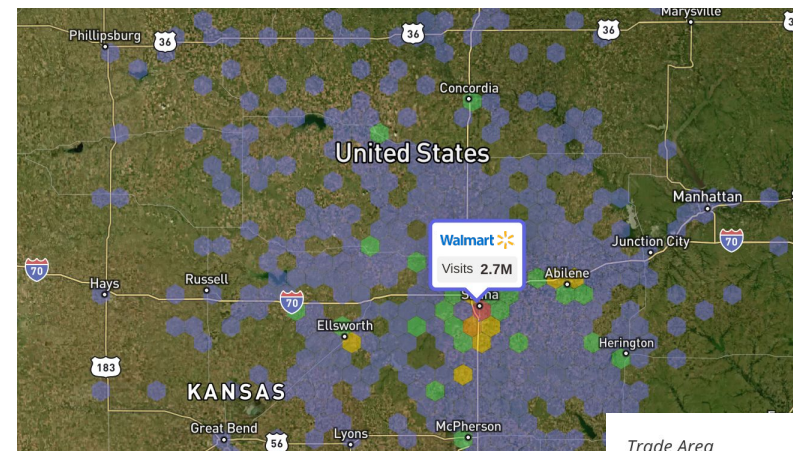
Regional Intersection & Commercial Corridor

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.

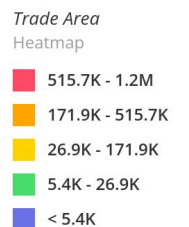
Nearby along 9th Street are Kohl's, Dick's, Ulta, Marshalls, Petco, Hobby Lobby, and Central Mall.



Walmart Visitors

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

Source: Placer.ai (2024)



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