

For Sale

# Retail Pad Site

Pratt, Kansas



## 1906 E. 1st St. Pratt, KS

Directly off of Hwy. 54/400

### Property Highlights

- 1.12 Acres
- 48,984 SF Site
- Zoning: CS Highway Service District
- Located directly off of Hwy. 54/400 in Pratt
- Half mile from Pratt Community College (Total Enrollment: 1,383)
- Next to Casey's and near several national restaurants
- Other Area Users: Walmart Supercenter, Dollar Tree, Taco Bell, McDonald's, Arby's, Hibbett Sports, Tractor Supply Co. and Orscheln Farm & Home
- Real Estate Taxes (2020): \$22,750.44
- Sale Price Reduced: ~~\$825,000~~ \$750,000

### OFFERING SUMMARY

Available Acres	1.12 Acres
Sale Price Reduced	<del>\$825,000</del> \$750,000
Site Size (SF)	48,984 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	665	\$45,939
10 Miles	6,415	\$50,015
30 Miles	18,308	\$52,344

For more information

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