



Former



FREESTANDING DRIVE-THRU OPPORTUNITY

106 E Pancake Blvd, Liberal, KS 67901

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

The **EngVest Group** is pleased to present the formerly occupied Long John Silver's fast-food restaurant located in Liberal, KS. The property consists of a 1,845 square foot building situated on a 0.55-acre lot with ample parking space. The building is a single-story, freestanding structure, built-in 1976, and has been well-maintained. The property features a drive-thru, indoor seating area, and ample parking space, making it suitable for a variety of foodservice businesses or other retail ventures.

The property is located along the main retail corridor of Liberal with high traffic volume, making it an excellent location for a variety of businesses. It is situated in a commercial district that includes several other restaurants, retail stores, and service providers, which can attract a steady stream of customers.

The location is easily accessible and is situated along a bustling commercial area that draws customers from surrounding neighborhoods. Additionally, the property is within close proximity to several schools, hotels, and residential neighborhoods, which can increase customer traffic during peak hours.

In conclusion, this former Long John Silver's located at 106 E Pancake Blvd, Liberal, KS 67901 is an excellent investment opportunity for business entrepreneurs or investors looking for a prime location in a high-traffic area. Its favorable location, ample parking space, and flexibility make it suitable for a variety of commercial uses.



OFFERING SUMMARY

THE OFFERING

PURCHASE PRICE	\$299,000
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PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	106 E Pancake Blvd, Liberal, KS 67901
APN	192-04-0-30-05-002.00-0
BUILDING SIZE	1,845 SF
PRICE/SF	\$162.06
LAND SIZE	23,958 SF (±0.55 Acres)
YEAR BUILT	1976

INVESTMENT HIGHLIGHTS

- ▶ Freestanding Drive-Thru Opportunity Well-Positioned in the Downtown Area of Liberal, KS
- ▶ Low Price Point – Ideal for a Potential Owner User or for Potential Investor to Add Value
- ▶ Close Proximity to the Liberal Mid-America Regional Airport which averages 117 Flights Per Day
- ▶ Located on a corner on East Pancake Blvd, which has a traffic count of over 12,200+ vehicles per day.
- ▶ Multiple Hotels in the Immediate Vicinity – Combined Totaling Over 680 Rooms
- ▶ Other neighboring retailers include Dollar General, Tractor Supply Company, Harbor Freight Tools, McDonalds, Wendy's, KFC, Arby's, Little Caesars, Pizza Hut, Subway, NAPA Auto Parts, Love's Travel Shop, Ford, Chrysler, Chevrolet and many more



 **LIBERAL AIRPORT**
(117 FLIGHTS PER DAY)



 **LIBERAL HIGH SCHOOL**
(1,349 STUDENTS)

 **MidAmerica MUSEUM**
OF AVIATION & TRANSPORTATION
(12,000 VISITORS A YEAR)

DOLLAR GENERAL



N KANSAS AVE

S KANSAS AVE

ADTC: 7,800

ADTC: 12,280

SUBJECT

Walmart 

 **SEWARD COUNTY COMMUNITY COLLEGE**
(2,692 STUDENTS)

Westlake **ACE Hardware**
The helpful place.
maurices



 **National Beef**
(3,328 WORKERS)



FREESTANDING DRIVE-THRU OPPORTUNITY

05



FREESTANDING DRIVE-THRU OPPORTUNITY

06

DEMOGRAPHICS & LOCATION

POPULATION	1 Mile	3 Miles	5 Miles
2010 Population	10,126	20,608	20,892
2023 Population	9,892	19,701	19,950
2028 Population Projection	9,895	19,618	19,861
Annual Growth 2010-2023	-0.2%	-0.3%	-0.3%
Annual Growth 2023-2028	0%	-0.1%	-0.1%
Median Age	29.8	31	31.1
Bachelor's Degree or Higher	5%	9%	9%
HOUSEHOLDS			
2010 Households	3,123	6,655	6,755
2023 Households	3,053	6,358	6,447
2028 Household Projection	3,056	6,332	6,418
Annual Growth 2010-2023	0.4%	0.3%	0.3%
Annual Growth 2023-2028	0%	-0.1%	-0.1%
Owner Occupied Households	1,764	3,961	4,028
Renter Occupied Households	1,292	2,371	2,390
INCOME			
Avg Household Income	\$53,789	\$63,748	\$63,900
Median Household Income	\$47,657	\$49,600	\$49,781
HOUSING			
Median Home Value	\$90,843	\$115,272	\$115,344
Median Year Built	1965	1969	1969

THE CITY OF LIBERAL

Liberal is a city located in the southwestern part of the state, known for its diverse cultural influences and vibrant community. Home to around 20,000 residents, Liberal is the county seat of Seward County. The city gained fame for its annual International Pancake Day Race, a tradition that dates back to 1950 and celebrates friendly competition with Olney, England. Liberal's economy is driven by agriculture, with farming and livestock playing significant roles. Additionally, the Mid-America Air Museum in Liberal showcases an extensive collection of aircraft and aviation artifacts, highlighting the city's historical ties to aviation.



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