



LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE ♦ MANAGEMENT



A LAND INVESTMENT OPPORTUNITY

# CENTER STREET COMMONS LOT #3

18300 Center Street, Gardner, KS

FOR SALE | \$217,800



LS COMMERCIAL REAL ESTATE SERVICES, INC.  
BROKERAGE ♦ MANAGEMENT



## CENTER STREET COMMONS LOT #3

18300 CENTER STREET, GARDNER, KANSAS



### PROPERTY OVERVIEW

Pad Site 3 is close to I-35 Interstate. The zoning is CP-2. This is a residential base in place and growing. Main roadways in town. US Post Office site. Ready to build.

### PROPERTY HIGHLIGHTS

- New Growth Corridor
- 40,000 Traffic Count/Day
- Have available General Contractor
- Adjacent to Winterstone Golf Course
- 7 Miles North of I-70
- 1 Mile North of 24 Highway

### PROPERTY SUMMARY

- Sale Price: \$217,800
- Property Type: Land
- Sale Type: Owner User
- Lot Size: 1.00 AC
- Zoning Description: CP-2

## CONFIDENTIAL OFFERING MEMORANDUM

PRESENTED BY:

**JOHN SMITH**  
Director Of Industrial Brokerage  
913.681.5888  
smith@lscr.com

Executive Summary



**CENTER STREET COMMONS  
LOT #3**

18300 CENTER STREET, GARDNER, KANSAS



**PROPERTY OVERVIEW**

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**PROPERTY HIGHLIGHTS**

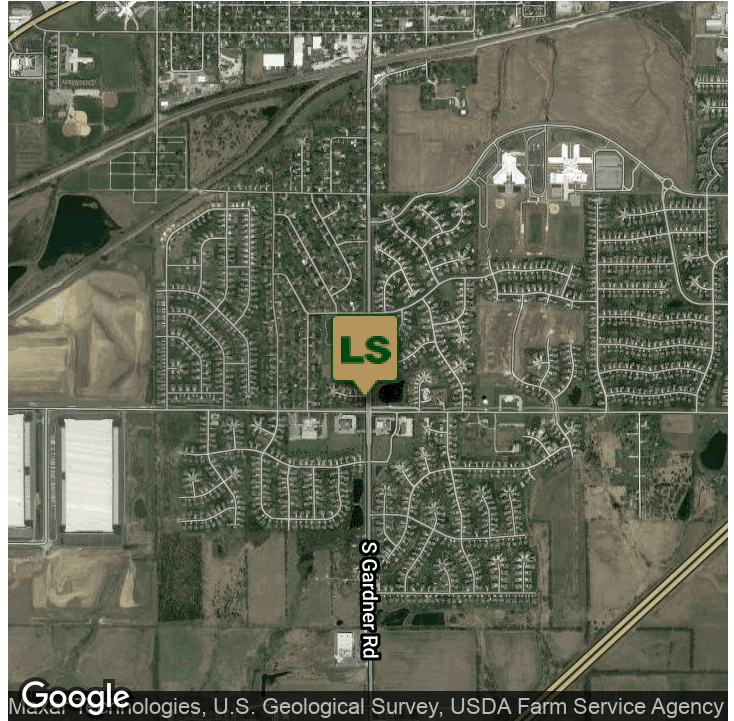
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**PROPERTY SUMMARY**

Offer Price: \$217,800  
 Property Type: Land  
 Intended Use: Owner User  
 Size: 1.00 AC  
 Description: CP-2

Listing Agent: BREN  
 Phone: 913.681.5888  
 Website: cr.com

Listing Agent: BRENT VANCE  
 Phone: 913.681.5888  
 Email: vance@lscr.com



**OFFERING SUMMARY**

Sale Price: \$217,800  
 Lot Size: 1 Acres  
 Price / Acre: \$217,800  
 Zoning: Retail/office  
 Market: Kansas City Metro

**PROPERTY OVERVIEW**

1 acre lot in growing area of Southern Johnson county Kansas

**PROPERTY HIGHLIGHTS**

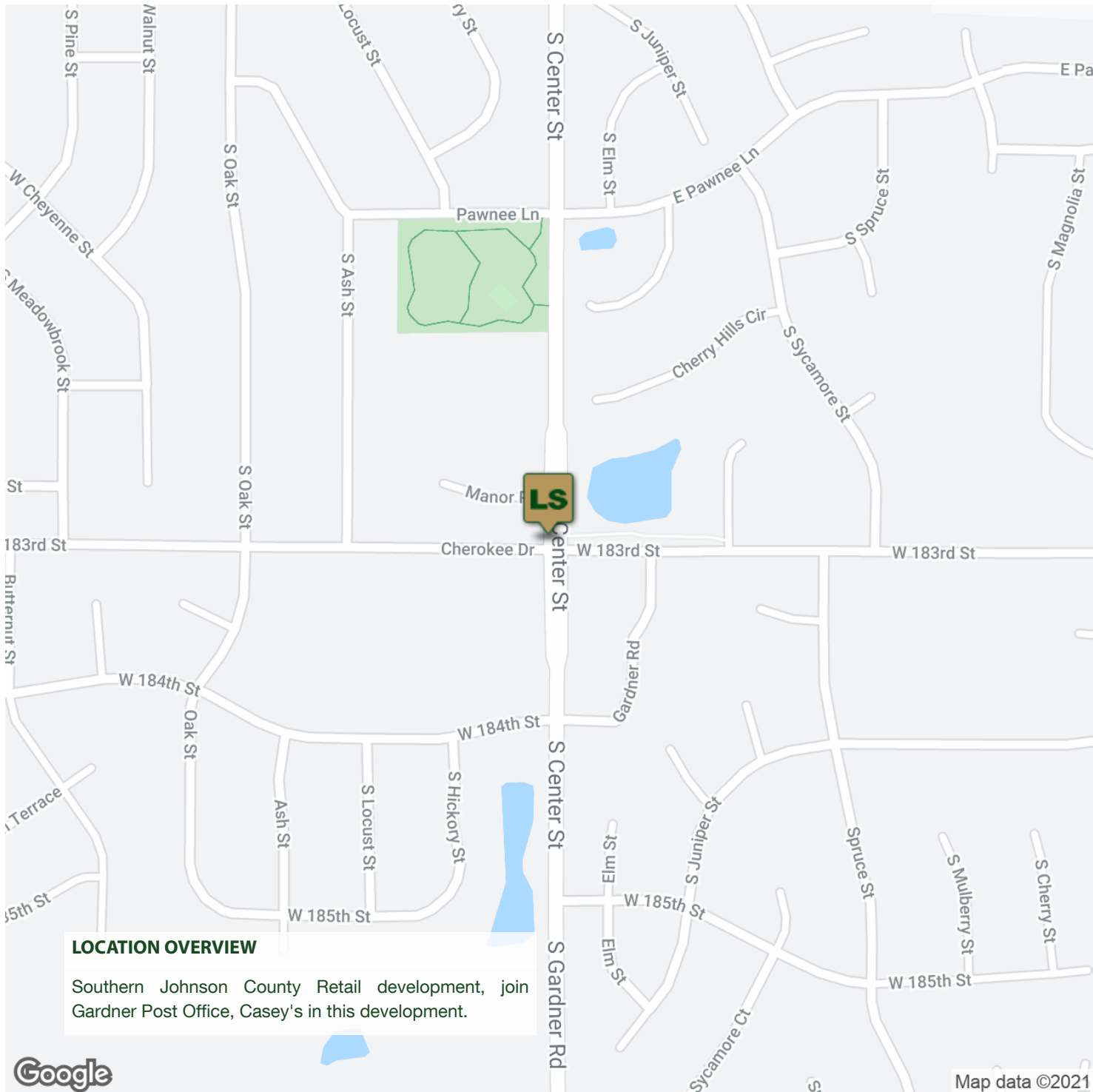
- Great location in Growth area of Gardner

Additional Photos



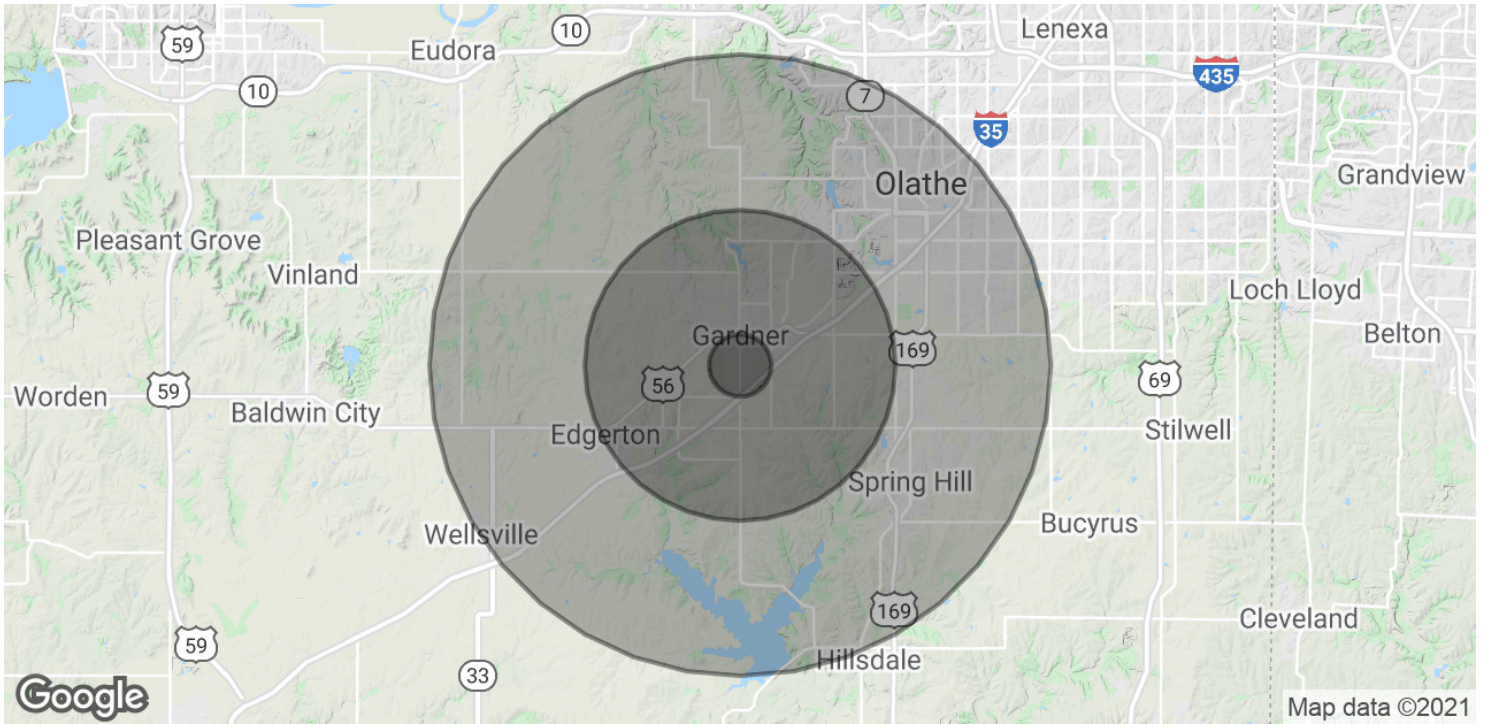


### Location Maps





## Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,185	28,812	86,078
Average age	29.0	31.3	33.5
Average age (Male)	27.5	31.1	32.9
Average age (Female)	29.8	31.1	34.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	764	10,082	30,075
# of persons per HH	2.9	2.9	2.9
Average HH income	\$76,487	\$74,483	\$82,130
Average house value	\$211,611	\$231,975	\$234,660

\* Demographic data derived from 2010 US Census

