

FORMER HARDEE'S

4925 S 4th Street, Leavenworth, KS



STATE LAS

1 1 1 1 1

Chance Barrow chance@shawvergroup.com 816.337.5088 Joanna Shawver joanna@shawvergroup.com 816.213.9578 Tim Vi Tran, SIOR, CCIM tim@ivycommercial.com 510.213.8883 CA DRE #01526603

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk."



PROPERTY HIGHLIGHTS

Chance Barrow chance@shawvergroup.cor 816.337.5088 Joanna Shawver joanna@shawvergroup.col 816.213.9578 Tim Vi Tran, SIOR, CCIM tim@ivycommercial.com 510.213.8883 CA DRE #01526603

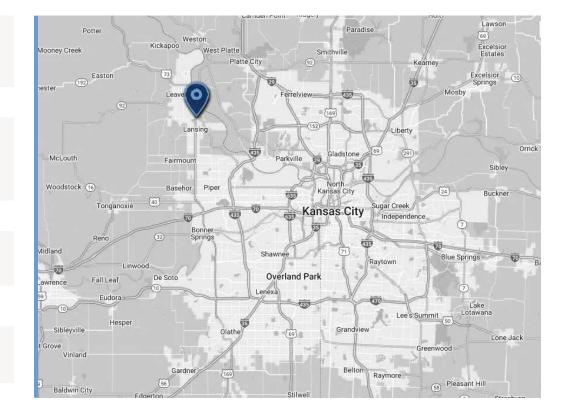
LOCATION

4925 S 4th Street, Leavenworth, KS 66048

AVAILABLE Former Hardee's Approximately ±2,756 SF

SALE PRICE \$1,300,000

TRADE AREA Prime location in Leavenworth, KS



DEMOGRAPHICS

| | 2023 Population | 2028 Population | Median HH Income |
|---------|--------------------|--------------------|---------------------|
| 1 mile | 4,564 | 4,613 | \$54,066 |
| 3 miles | 27,090 | 27,300 | \$75,586 |
| 5 miles | 44,712 | 44,837 | \$71,191 |

PROPERTY HIGHLIGHTS

- Prime location near adjacent tenants such as Starbucks, Buffalo Wild Wings, Quiktrip, and across the street from Home Depot
- Excellent visibility and access on South 4th Street
- · Hoods, coolers, and other kitchen equipment on-site

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk."



CLOSE AERIAL

4925 S 4th Street

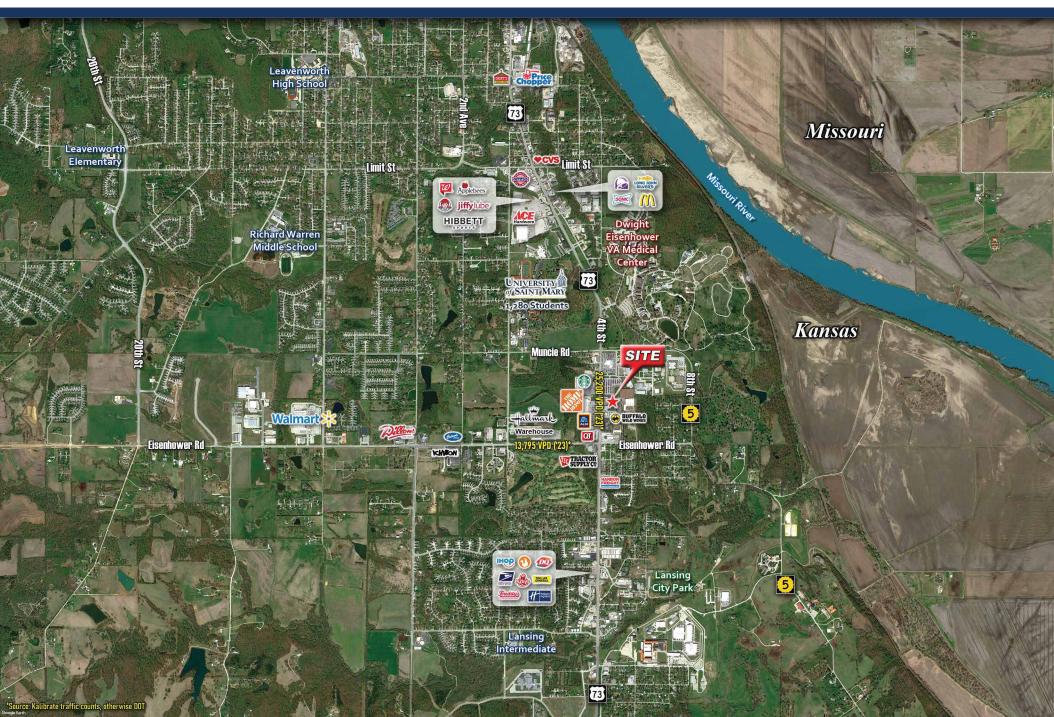
Chance Barrow chance@shawvergroup.com 816.337.5088 Joanna Shawver joanna@shawvergroup.com 816.213.9578 Tim Vi Tran, SIOR, CCIM tim@ivycommercial.com 510.213.8883 CA DRE #01526603





WIDE AERIAL 4925 S 4th Street

Chance Barrow chance@shawvergroup.com 816.337.5088 Joanna Shawver joanna@shawvergroup.com 816.213.9578 **Tim Vi Tran, SIOR, CCIM** tim@ivycommercial.com **510.213.8883** CA DRE #01526603





PHOTOS

4925 S 4th Street

Chance Barrow chance@shawvergroup.com 816.337.5088 Joanna Shawver joanna@shawvergroup.com 816.213.9578 Tim Vi Tran, SIOR, CCIM tim@ivycommercial.com 510.213.8883 CA DRE #01526603

