

Located in the Heart of Downtown Gardner



Good for Owner/User or Investor

- Approx. 3800 SF Building
- Three Tenant Building
- Separate Parking Lot, 19 Spaces
- All Tenants on MTM Lease Terms

For more information:

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Building Specifications

Building Area	2,416 SF on ground floor 1,360 SF finished basement area
Year Built:	1992, expanded in 1994
Zoning:	C-1
2023 Property Taxes:	\$8,936
Land Area:	0.30 Acres
Lot Dimensions:	120' frontage on Main Street, 110' deep
Signage:	Two monument signs
Parking:	Separate lot for tenant specific parking with 19 spaces

Property Photos



Demographics

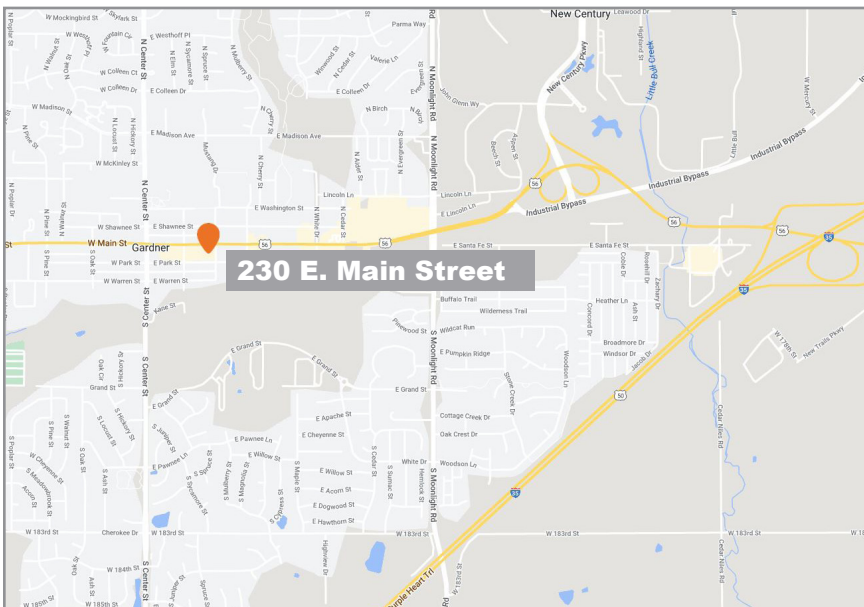
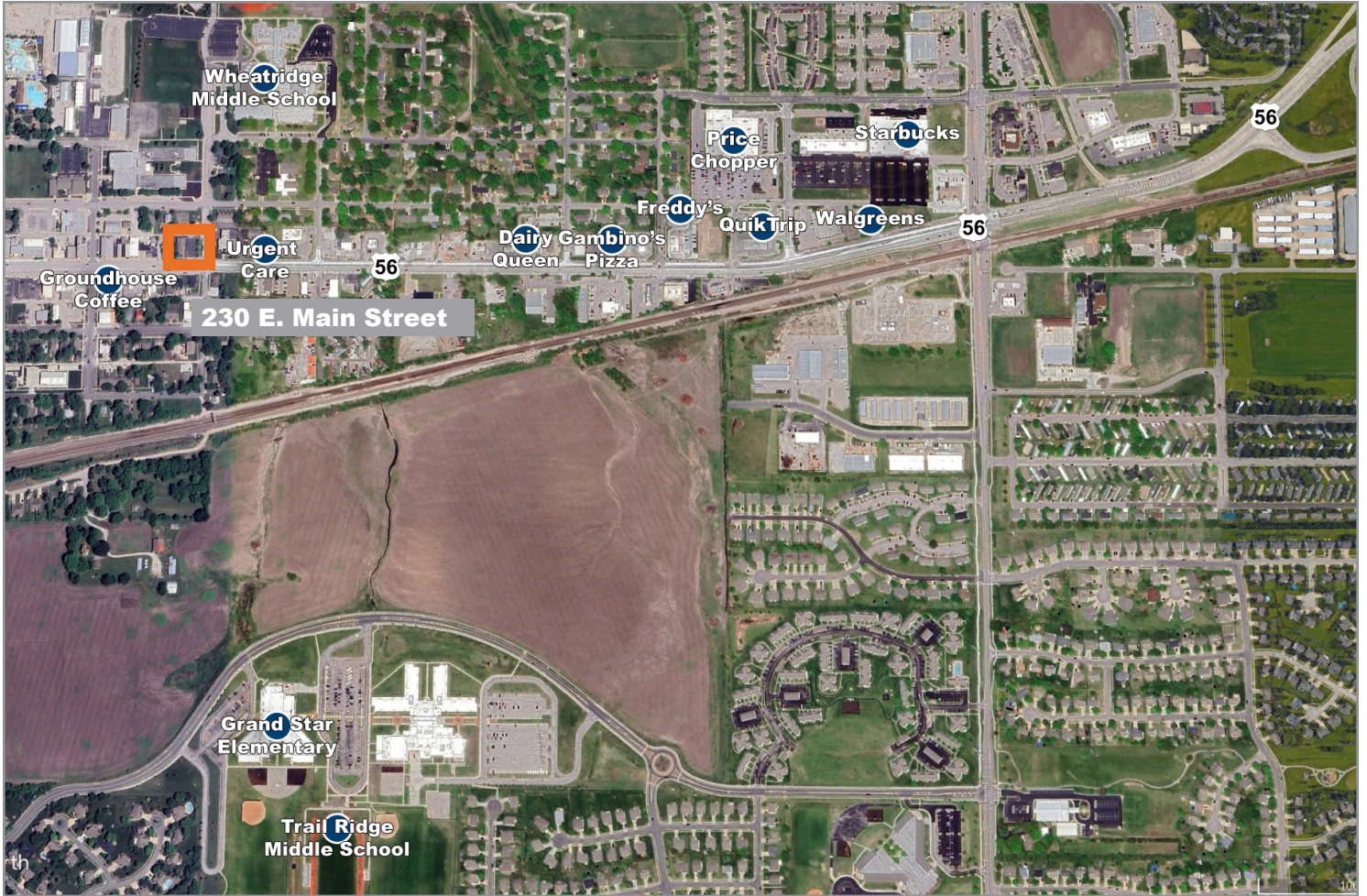
230 E Main St Gardner, KS 66030	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2024 Estimated Population	11,935	25,004	31,290	163,049
2029 Projected Population	11,910	25,073	31,930	167,529
2020 Census Population	11,804	24,713	30,471	158,539
2010 Census Population	10,235	21,261	25,421	139,063
Projected Annual Growth 2024 to 2029	-	-	0.4%	0.5%
Historical Annual Growth 2010 to 2024	1.2%	1.3%	1.6%	1.2%
Households				
2024 Estimated Households	4,314	8,553	10,760	57,577
2029 Projected Households	4,327	8,647	11,082	59,785
2020 Census Households	4,230	8,338	10,334	55,099
2010 Census Households	3,606	7,104	8,537	48,217
Projected Annual Growth 2024 to 2029	-	0.2%	0.6%	0.8%
Historical Annual Growth 2010 to 2024	1.4%	1.5%	1.9%	1.4%
Age				
2024 Est. Population Under 10 Years	12.5%	12.0%	12.2%	12.0%
2024 Est. Population 10 to 19 Years	13.8%	13.5%	13.7%	13.9%
2024 Est. Population 20 to 29 Years	12.8%	13.4%	12.4%	11.6%
2024 Est. Population 30 to 44 Years	26.1%	27.5%	26.5%	24.1%
2024 Est. Population 45 to 59 Years	17.1%	17.9%	18.2%	19.2%
2024 Est. Population 60 to 74 Years	12.6%	11.4%	12.5%	14.3%
2024 Est. Population 75 Years or Over	4.9%	4.3%	4.4%	4.9%
2024 Est. Median Age	35.6	35.6	36.3	37.3
Marital Status & Gender				
2024 Est. Male Population	50.0%	51.3%	51.2%	50.4%
2024 Est. Female Population	50.0%	48.7%	48.8%	49.6%
2024 Est. Never Married	29.4%	28.1%	25.5%	25.6%
2024 Est. Now Married	52.7%	54.4%	58.2%	58.5%
2024 Est. Separated or Divorced	13.7%	13.8%	12.7%	12.3%
2024 Est. Widowed	4.2%	3.8%	3.7%	3.7%
Income				
2024 Est. HH Income \$200,000 or More	7.7%	8.0%	11.7%	15.5%
2024 Est. HH Income \$150,000 to \$199,999	12.8%	11.8%	13.5%	15.0%
2024 Est. HH Income \$100,000 to \$149,999	21.9%	25.4%	24.3%	23.2%
2024 Est. HH Income \$75,000 to \$99,999	15.3%	16.4%	15.4%	13.3%
2024 Est. HH Income \$50,000 to \$74,999	15.7%	15.6%	14.3%	12.8%
2024 Est. HH Income \$35,000 to \$49,999	8.5%	8.5%	8.1%	7.3%
2024 Est. HH Income \$25,000 to \$34,999	7.1%	5.5%	5.0%	4.8%
2024 Est. HH Income \$15,000 to \$24,999	6.0%	4.9%	4.5%	3.5%
2024 Est. HH Income Under \$15,000	4.9%	3.8%	3.3%	4.7%
2024 Est. Average Household Income	\$107,532	\$117,252	\$125,438	\$137,434
2024 Est. Median Household Income	\$91,146	\$94,421	\$102,589	\$112,212
2024 Est. Per Capita Income	\$39,019	\$40,190	\$43,218	\$48,613
2024 Est. Total Businesses	264	497	580	3,938
2024 Est. Total Employees	2,429	6,814	7,504	52,331

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230 E. Main Street

Gardner, Kansas 66030

For Sale



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