

2500 South 4th Street

Leavenworth, Kansas, 66048

For Sale



Excellent Owner/User Opportunity!

- $\pm 7,700$ SF on ± 0.69 Acres
- Free-Standing Retail With Drive-Thru
- 25 Surface Parking Spaces
- 142' of Frontage on 4th Street
- Visible to 19,800 Vehicles Per Day
- Call For Pricing!

For more information:

Christel Highland
816.410.9584
chighland@blockllc.com

Christian Wead
816.412.8472
cwead@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Building Size: ±7,700 SF

Lot Size: ±0.69 AC (Additional 0.55 AC parcel to the North could me made available)

Year Built: 2020

Tenancy: Single

Zoning: GBD - General Business District

Traffic Count: 19,800 Vehicles Per Day

Roof: TPO

Legal Description: HALSEY HEIGHTS, S01, T09, RZZE, BLOCK 3, LT3 1-4 & W1/2 LT3 18-22 & Vacalley
Plat Book/Page E2B/69 Lot Width: 151.8 Lot Depth: 174.0 Deed Book/Page
0737/006, 90732/1436, 0627/2140, 0566/1037, 0566/1036, 0566/1032

Parcel Number: 052-101-01-0-40-09-00.300-0

For more information:

Christel Highland
816.410.9584
chighland@blockllc.com

Christian Wead
816.412.8472
cwead@blockllc.com

2500 South 4th Street

Leavenworth, Kansas, 66048

For Sale

Interior Property Photos



2500 South 4th Street

Leavenworth, Kansas, 66048

For Sale

Exterior Property Photos



Demographics

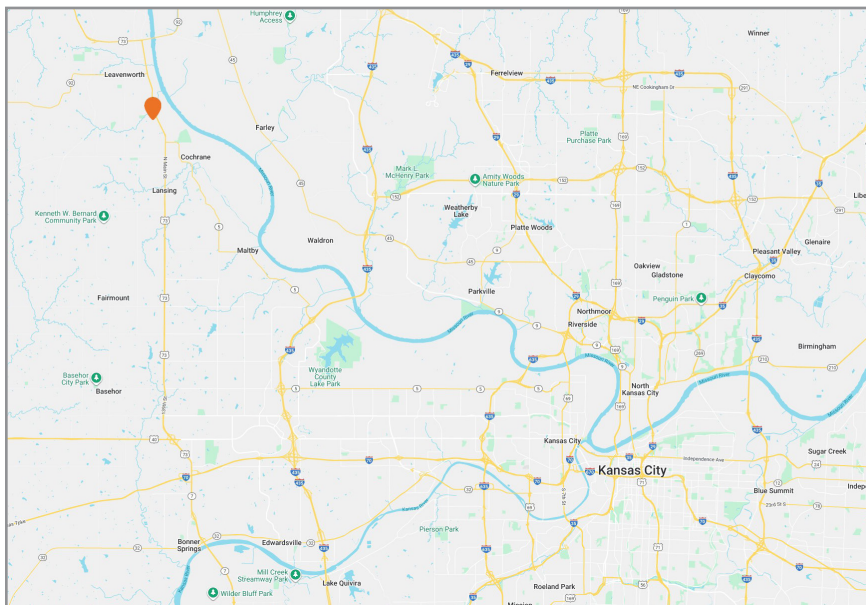
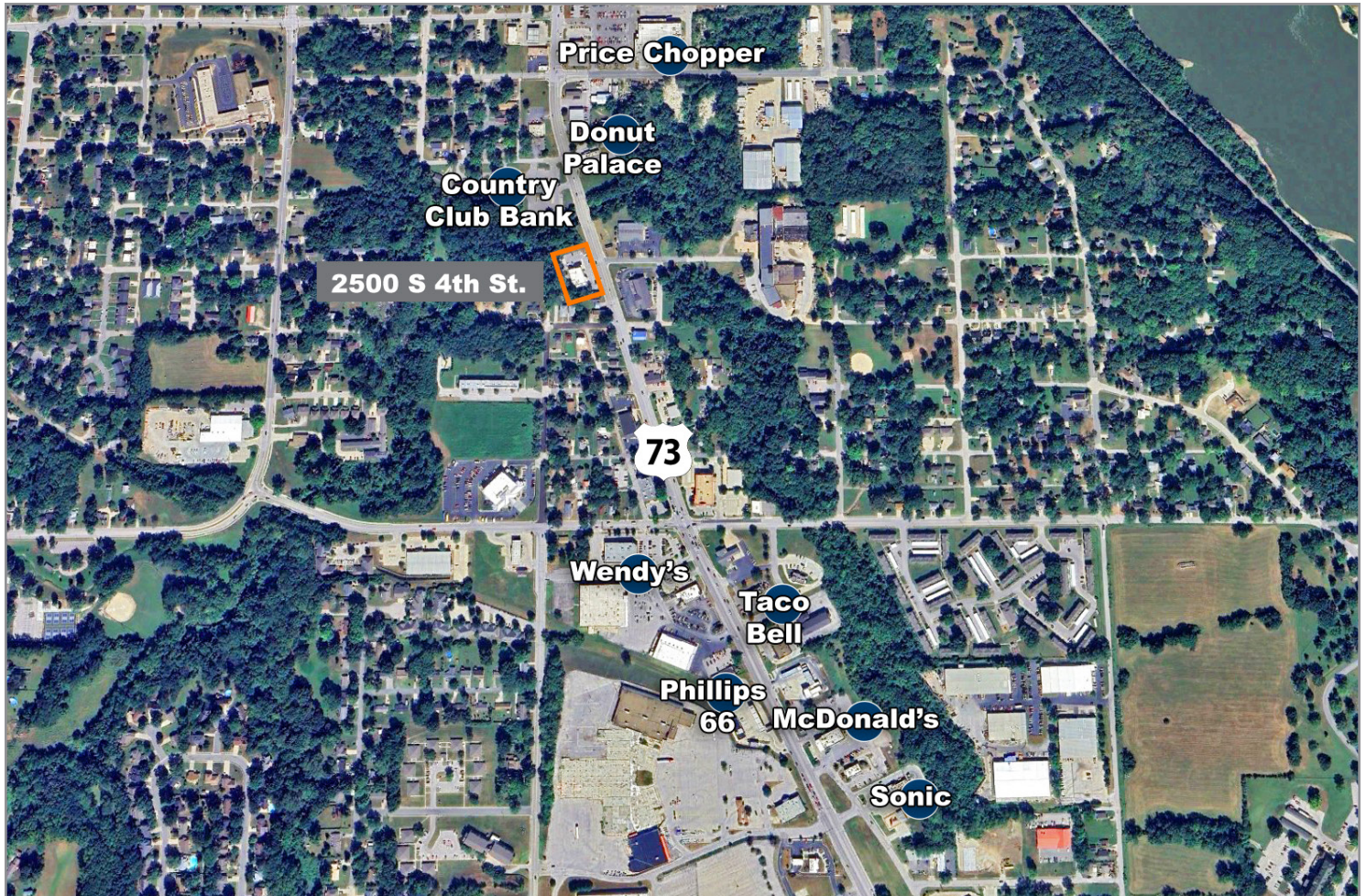
2500 S 4th St Leavenworth, KS 66048	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	6,155	35,292	51,136	82,974
2030 Projected Population	6,089	35,393	51,580	84,630
2020 Census Population	6,006	34,487	49,738	79,941
2010 Census Population	5,937	33,810	47,472	72,450
Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%	0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.5%	1.0%
2025 Median Age	34.7	37.4	36.5	37.9
Households				
2025 Estimated Households	2,443	13,749	18,025	29,671
2030 Projected Households	2,446	13,938	18,382	30,649
2020 Census Households	2,319	13,283	17,195	28,082
2010 Census Households	2,300	12,615	15,945	25,112
Projected Annual Growth 2025 to 2030	-	0.3%	0.4%	0.7%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.9%	1.2%
Race and Ethnicity				
2025 Estimated White	71.3%	76.1%	75.5%	78.8%
2025 Estimated Black or African American	16.3%	12.6%	12.6%	10.0%
2025 Estimated Asian or Pacific Islander	1.9%	1.9%	2.1%	2.1%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.7%	0.7%
2025 Estimated Other Races	10.0%	8.9%	9.1%	8.4%
2025 Estimated Hispanic	8.9%	8.2%	8.8%	8.5%
Income				
2025 Estimated Average Household Income	\$69,751	\$89,627	\$97,857	\$113,518
2025 Estimated Median Household Income	\$60,200	\$74,951	\$82,028	\$97,868
2025 Estimated Per Capita Income	\$27,876	\$35,079	\$34,867	\$40,835
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.0%	1.8%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	8.7%	5.8%	6.0%	4.6%
2025 Estimated High School Graduate	25.9%	27.2%	26.3%	24.5%
2025 Estimated Some College	28.8%	23.0%	21.5%	21.1%
2025 Estimated Associates Degree Only	8.9%	9.9%	8.8%	8.9%
2025 Estimated Bachelors Degree Only	17.7%	19.0%	20.2%	22.4%
2025 Estimated Graduate Degree	8.7%	13.2%	15.5%	17.1%
Business				
2025 Estimated Total Businesses	165	928	1,155	1,847
2025 Estimated Total Employees	3,339	11,103	15,670	21,179
2025 Estimated Employee Population per Business	20.2	12.0	13.6	11.5
2025 Estimated Residential Population per Business	37.2	38.0	44.3	44.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

2500 South 4th Street

Leavenworth, Kansas, 66048

For Sale



For more information:

Christel Highland

816.410.9584

chighland@blockllc.com

Christian Wead

816.412.8472

cwead@blockllc.com

4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC