

### **2024 DEMOGRAPHICS** 1 Mile | 3 Miles | 5 Miles



**Population** 6,367 | 38,112 | 46,573



**Daytime Population** 8,301 | 31,870 | 37,745

\$

Median Household Income \$56,855 | \$61,026 | \$62,095



## **RETAIL FOR LEASE**

1502 E 17th Avenue | Hutchinson, Kansas 67501

1,600 SF | Lease Rate: \$17.00/SF, NNN | Triple Nets: \$13.43/SF (2025 estimate)

#### **PROPERTY DETAILS**

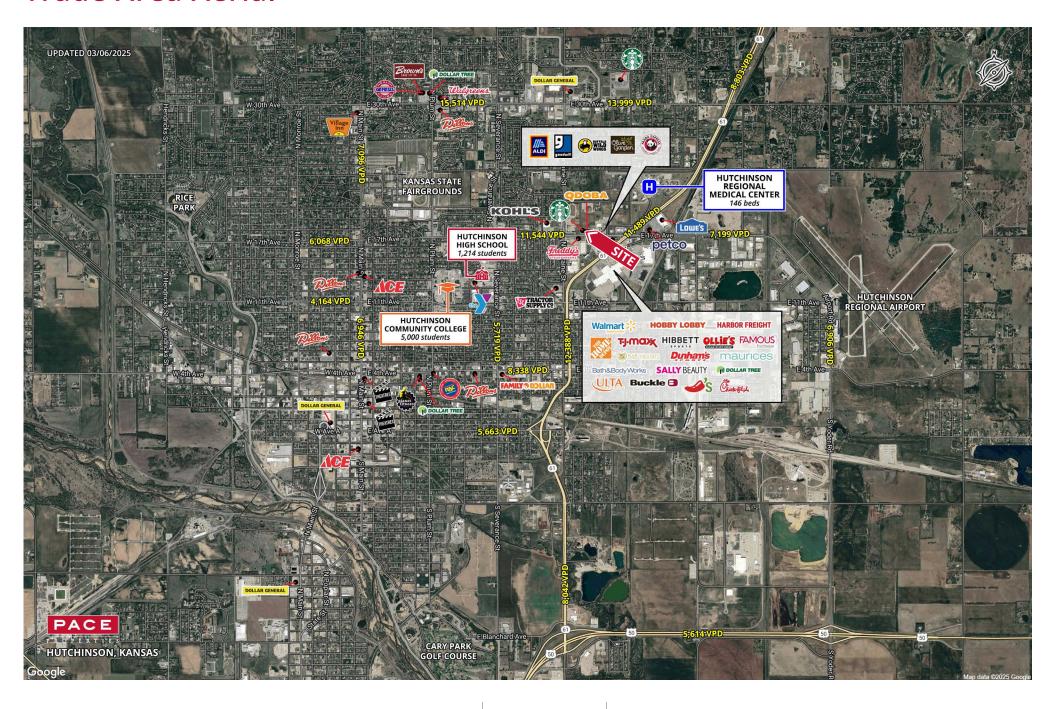
Nearby national tenants include QDOBA, Freddy's, and Club Car Wash

Ample parking

Tall pylon sign

Co-tenancy includes Starbucks, Armed Forces Career Center, and Cox Communications Adam Walz 816.762.3138 awalz@paceproperties.com

## **Trade Area Aerial**



# Site Plan

Space	Status	SF
1	Starbucks	1,600
2	AVAILABLE	1,600
3	Armed Forces Career Center	2,000
4	AVAILABLE	1,600
5	Cox Communications	2,400

