

# FOR SALE

# SWC I-35 & 175th Street, Gardner, KS

## PAD SITE AVAILABLE



## SITE SUMMARY:

- **PRICED TO SELL - \$450,000**
- 1.1 ACRE PAD SITE AVAILABLE
- JOIN WALMART SUPERCENTER
- RETAIL SHOPS AVAILABLE
- EXCELLENT EXPOSURE TO I-35



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175TH ST



# DEMOGRAPHIC SUMMARY



I-35 & 175th Street - Gardner, KS		1-Mile	3-Mile	5-Mile
Population	2022 Estimated Population	6,595	23,187	32,724
	2027 Projected Population	6,787	24,913	36,298
	2020 Census Population	6,560	22,983	32,248
	2010 Census Population	6,439	19,855	26,572
	Projected Annual Growth 2022 to 2027	0.6%	1.5%	2.2%
	Historical Annual Growth 2010 to 2022	0.2%	1.4%	1.9%
	2022 Median Age	29.3	31.8	33.7
Households	2022 Estimated Households	2,345	7,825	11,166
	2027 Projected Households	2,456	8,528	12,603
	2020 Census Households	2,336	7,758	10,994
	2010 Census Households	2,215	6,633	8,926
	Projected Annual Growth 2022 to 2027	1.0%	1.8%	2.6%
Historical Annual Growth 2010 to 2022	0.5%	1.5%	2.1%	
Race and Ethnicity	2022 Estimated White	73.5%	77.0%	78.9%
	2022 Estimated Black or African American	4.5%	6.9%	5.6%
	2022 Estimated Asian or Pacific Islander	2.7%	1.9%	2.1%
	2022 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
	2022 Estimated Other Races	18.6%	13.7%	12.9%
	2019 Estimated Hispanic	14.5%	10.0%	9.3%
Income	2022 Estimated Average Household Income	\$74,916	\$88,226	\$94,750
	2022 Estimated Median Household Income	\$68,773	\$84,796	\$91,150
	2022 Estimated Per Capita Income	\$26,640	\$30,404	\$32,850
Education (Age 25+)	2022 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.5%
	2022 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.3%	3.8%
	2022 Estimated High School Graduate	40.0%	27.6%	25.4%
	2022 Estimated Some College	22.4%	23.6%	22.8%
	2022 Estimated Associates Degree Only	7.7%	9.7%	9.9%
	2022 Estimated Bachelors Degree Only	17.7%	24.3%	25.0%
	2022 Estimated Graduate Degree	5.9%	9.0%	11.5%
Business	2022 Estimated Total Businesses	181	461	806
	2022 Estimated Total Employees	2,608	6,731	14,437
	2022 Estimated Employee Population per Business	14.4	14.6	17.9
	2022 Estimated Residential Population per Business	36.4	50.3	40.6

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