

# FOR SALE

2209 S. 4TH STREET  
Leavenworth, Kansas



## SITE SUMMARY

- 5,501 SF Building on 0.39 Acres
- Shadow Anchored by Price Chopper on Main Thoroughfare in Leavenworth
- Over 19,000 VPD on 4th Street
- Excellent Visibility & Access from 4th Street



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While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.



4TH STREET  
73

16,875 VPD

Little Caesars

Casey's

R&C  
REPAIRS • AFFILIATES • ELECTIONS  
COMPUTERS • COMPANIES

T

Fry  
Orthodontic  
Specialists

SUBWAY

PRICE  
CHOPPER

MARION STREET

BILL'S ON  
4TH  
BBQ & FRIED CHICKEN

SITE

19,825 VPD

DONUT  
PALACE



**SITE**

UNITED STATES PENITENTIARY

FORT LEAVENWORTH

LEAVENWORTH HIGH SCHOOL  
1,350 STUDENTS

LEAVENWORTH ELEMENTARY

RICHARD WARREN MIDDLE SCHOOL

EISENHOWER ROAD

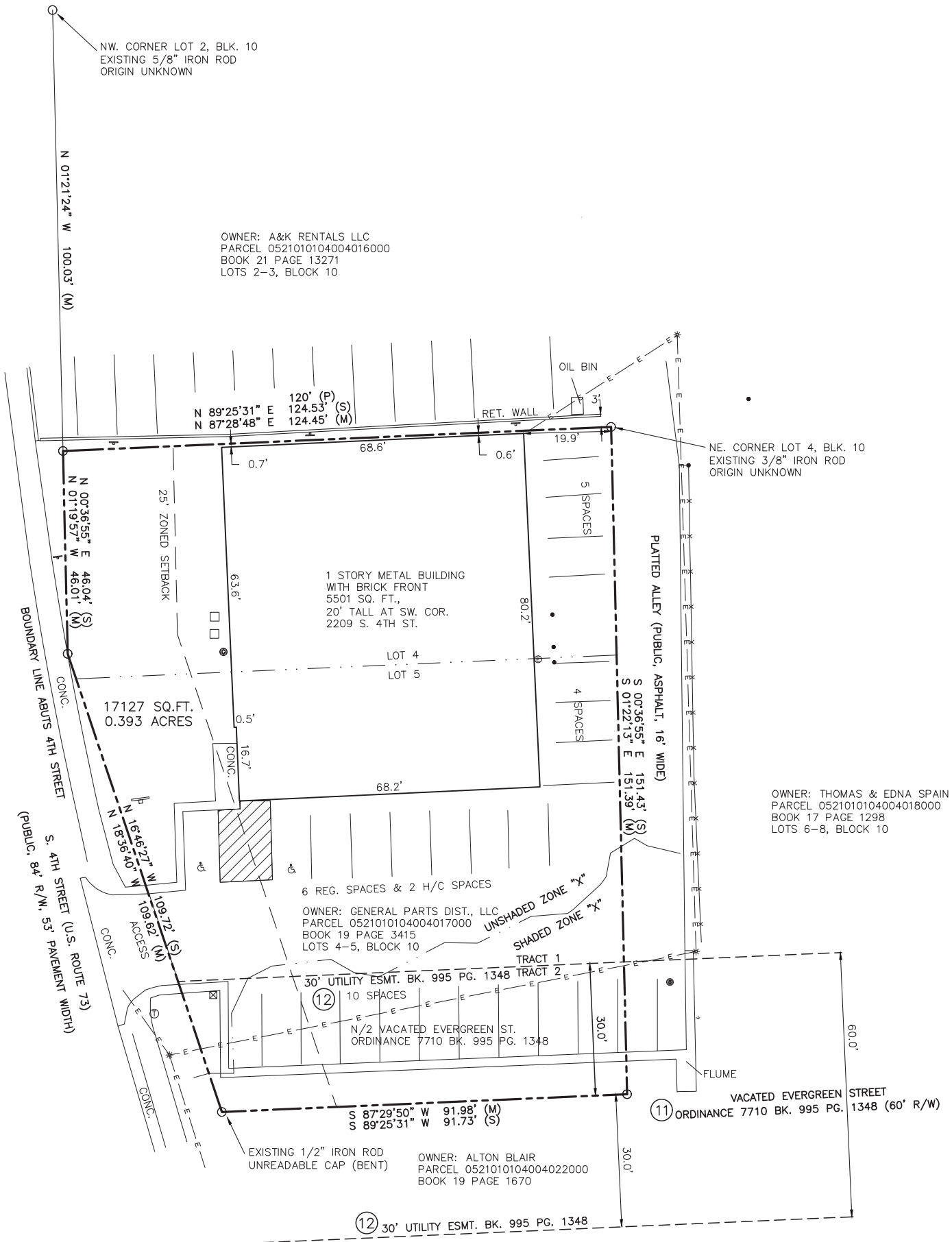
Great Clips  
SALLY BEAUTY  
GameStop

LANSING INTERMEDIATE SCHOOL

LANSING ELEMENTARY SCHOOL

LANSING CORRECTIONAL FACILITY

LANSING MIDDLE SCHOOL



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.2945/-94.9085

<b>2209 S 4th St</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Leavenworth, KS 66048</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	5,553	35,424	51,123
2030 Projected Population	5,496	35,519	51,598
2020 Census Population	5,492	34,530	49,728
2010 Census Population	5,491	33,700	47,452
Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	-	0.3%	0.5%
2025 Median Age	35.4	37.5	36.8
<b>Households</b>			
2025 Estimated Households	2,287	13,627	18,048
2030 Projected Households	2,292	13,856	18,473
2020 Census Households	2,189	13,155	17,201
2010 Census Households	2,176	12,617	15,951
Projected Annual Growth 2025 to 2030	-	0.3%	0.5%
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	72.2%	75.0%	75.5%
2025 Estimated Black or African American	15.6%	13.3%	12.5%
2025 Estimated Asian or Pacific Islander	1.7%	1.8%	2.0%
2025 Estimated American Indian or Native Alaskan	0.4%	0.8%	0.7%
2025 Estimated Other Races	10.1%	9.1%	9.2%
2025 Estimated Hispanic	9.1%	8.9%	9.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$68,895	\$89,948	\$98,544
2025 Estimated Median Household Income	\$59,959	\$75,735	\$83,179
2025 Estimated Per Capita Income	\$28,482	\$34,764	\$35,165
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.2%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	9.0%	6.1%	6.0%
2025 Estimated High School Graduate	25.7%	27.1%	26.3%
2025 Estimated Some College	30.1%	23.0%	21.5%
2025 Estimated Associates Degree Only	7.7%	9.9%	8.8%
2025 Estimated Bachelors Degree Only	17.5%	18.6%	20.2%
2025 Estimated Graduate Degree	8.2%	13.1%	15.5%
<b>Business</b>			
2025 Estimated Total Businesses	134	914	1,154
2025 Estimated Total Employees	2,215	10,984	15,663
2025 Estimated Employee Population per Business	16.5	12.0	13.6
2025 Estimated Residential Population per Business	41.5	38.8	44.3

