

PROPERTY DETAILS

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|-----------------------------------|--|
| Address | 1404 S Kansas Ave Newton, KS |
| NOI | \$50,400.00 |
| Lease Term | Current 5 Year Term expires August 31 st , 2023 |
| # of Renewals | (1) Five Year Renewals |
| Neighboring Tenants | Neighboring tenants include: Dillon's, Domino's, Verizon, AutoZone Auto Parts, Subway, Walmart, NMC Health I Medical Center, Newton Country Club |
| Daily Traffic Counts (VPD) | S Kansas Ave: 10,300 SE 14 th St: 3,645 US-50: 21,300 |

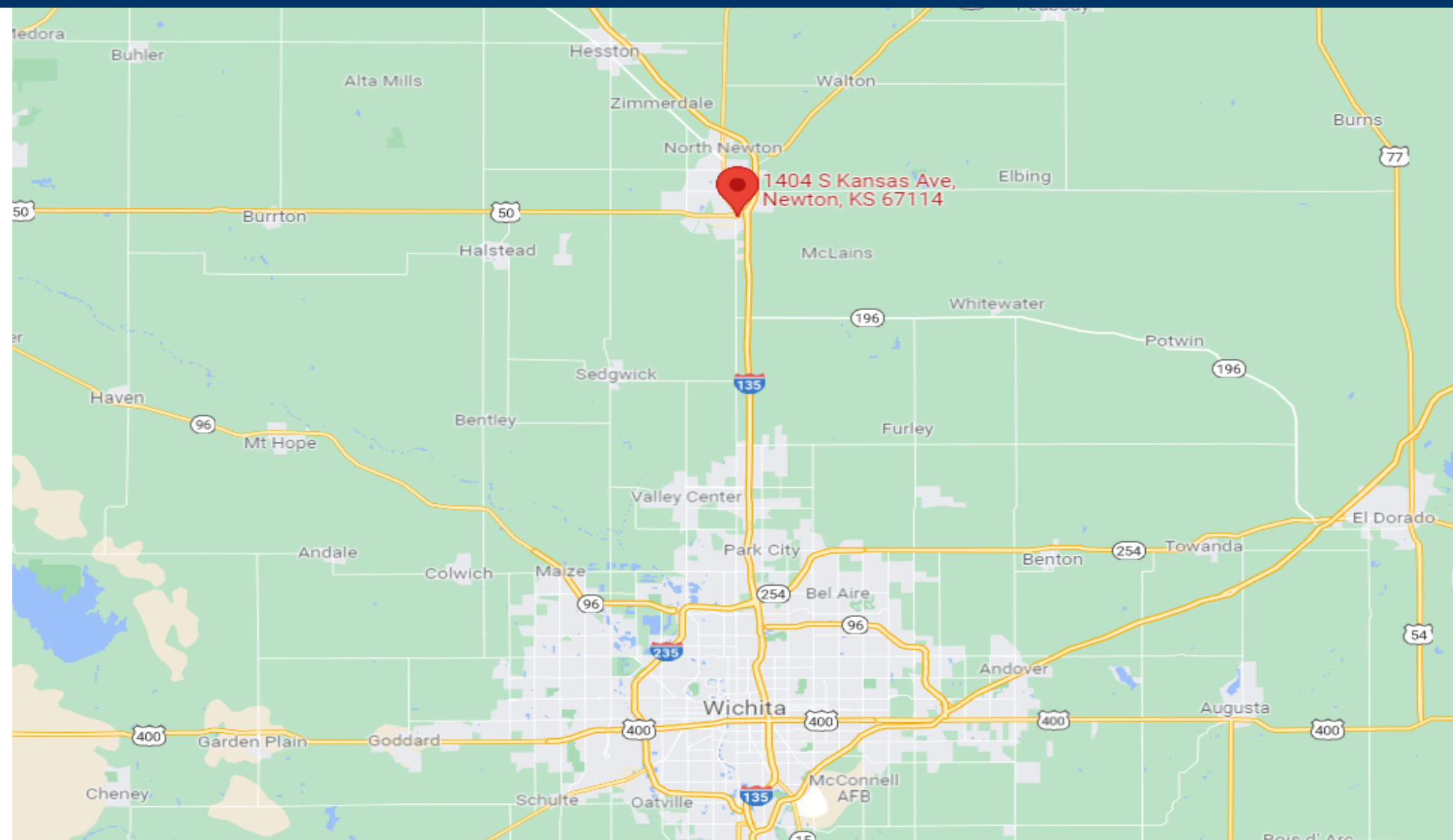
DEMOGRAPHICS

| Demographics | HHI | Population |
|--------------|----------|------------|
| 1 miles | \$57,892 | 5,758 |
| 3 miles | \$54,041 | 19,498 |
| 5 miles | \$55,216 | 21,958 |

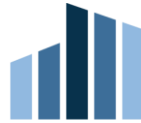


PROPERTY SUMMARY

- INTRUST Bank Ground Lease within Dillons Anchored Center.
- 1 Five Year Renewal remaining on Ground Lease, with NOI increasing to \$55,200/year for next term.
- Tenant has been here since 1998, originally as First Bank of Newton.
- Property is located directly off of US-50, and sits less than 1 mile from Newton Medical Center.







SOUTHEASTERN

DEVELOPMENT • BROKERAGE • CONSULTING

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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

