

# Walmart Outlot

1.06 - 1.28 Acres

## Property Information

- + Size
  - Lot 1: ±1.28 Acres
  - Lot 2: ±1.06 Acres
- + Zoning: C-4
- + Walmart averages 1.2 million visits per year
- + Uses: Automotive, Retail, Office & Restaurant

1863 Country Road 5300  
Coffeyville, KS 67337  
Store #42



## Contact Us

**Matt Rau**  
Senior Associate  
+1 816 968 5831  
matt.rau@cbre.com

**Jim Sakanich**  
Senior Vice President  
+1 312 608 3254  
jim.sakanich@cbre.com

**Thomas Flynn**  
Senior Vice President  
+1 330 328 4334  
thomas.flynn@cbre.com

**Yoni Zvi**  
Senior Vice President  
+1 414 708 1818  
yonizvi@cbre.com

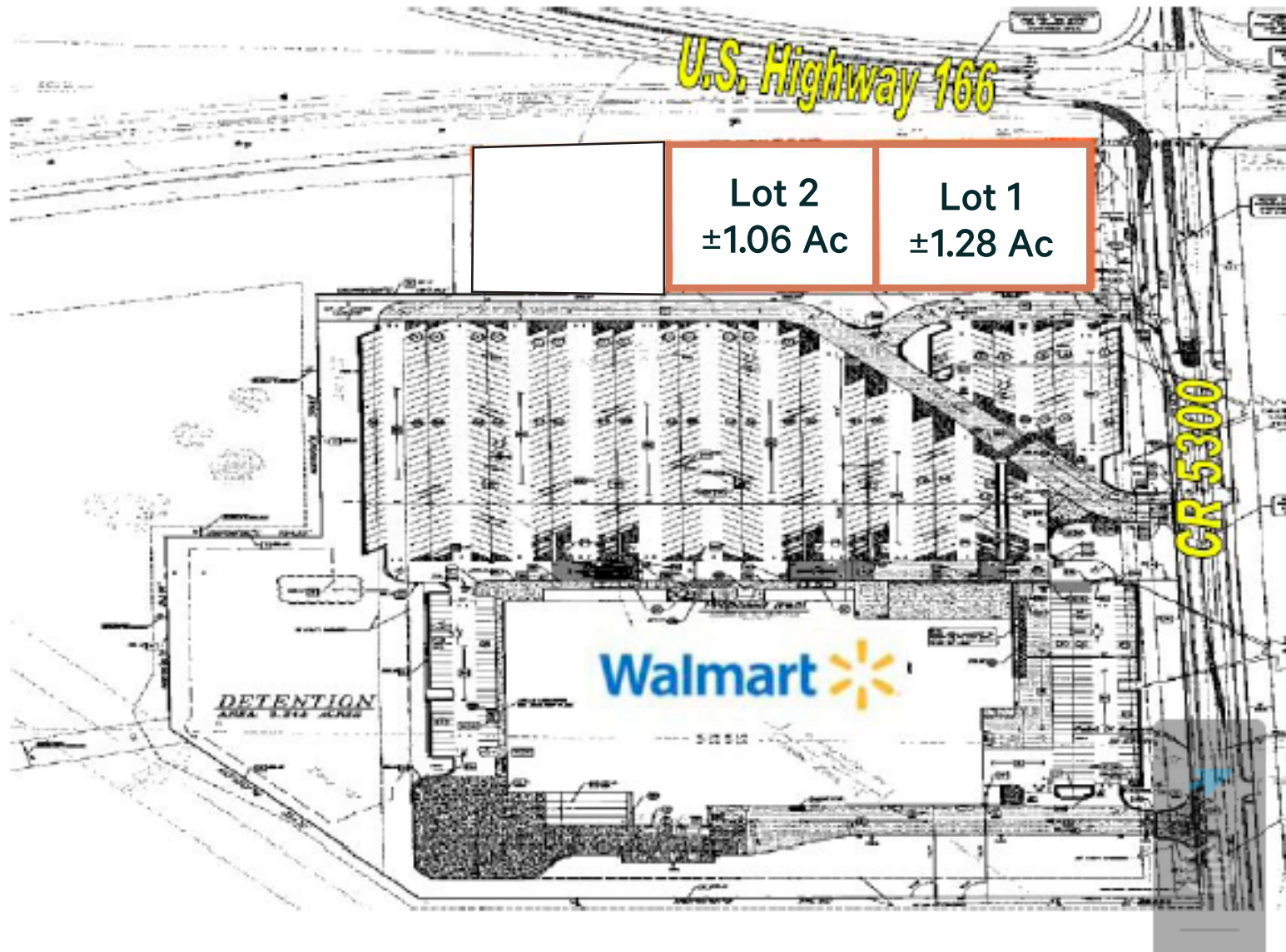
**CBRE, Inc. | Kansas City**  
4520 Main Street, Suite 600  
Kansas City, MO 64111  
+1 816 756 3535  
Licensed Real Estate Broker

Walmart Outlots | 1.06 - 1.28 Acres

1863 Country Road 5300 | Coffeyville, KS 67337 | Store #42

Available

# Site Plan



## Walmart Outlots | 1.06 - 1.28 Acres

1863 Country Road 5300 | Coffeyville, KS 67337 | Store #42

Available

# Area Overview

The city of Coffeyville is the most populated community in southeastern Montgomery County. Coffeyville is an hour's drive to Tulsa, OK and Joplin, MO, making the city an attractive location for travelers as there many are historic attractions, parks and campgrounds in the area.



### Businesses (5 Mi)

577



### Hotels (3 Mi)

- 6 Hotels
- 311 Rooms



### Employees (5 Mi)

8,565



### Major Employers

- Walmart
- Array Technologies
- Coffeyville Regional Medical Center



### Traffic Generators

- Walmart
- Coffeyville Plaza
- Coffeyville Regional Medical Center

| 2023<br>Estimates | Total<br>Population | Daytime<br>Population | Total<br>Households | Median<br>HH Income | Median<br>Age |
|-------------------|---------------------|-----------------------|---------------------|---------------------|---------------|
| 1 Mile            | 47                  | 256                   | 18                  | \$31,741            | 36.7          |
| 3 Miles           | 4,640               | 7,112                 | 1,862               | \$30,771            | 34.7          |
| 5 Miles           | 10,011              | 12,916                | 4,197               | \$41,432            | 39.5          |
| 5 Minutes         | 603                 | 1,085                 | 264                 | \$31,002            | 37.4          |
| 10 Minutes        | 7,387               | 10,430                | 3,047               | \$36,651            | 36.8          |
| 15 Minutes        | 11,777              | 14,322                | 4,873               | \$43,184            | 40.7          |



## Walmart Outlots | 1.06 - 1.28 Acres

1863 Country Road 5300 | Coffeyville, KS 67337 | Store #42

Available



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Modified: July 2023