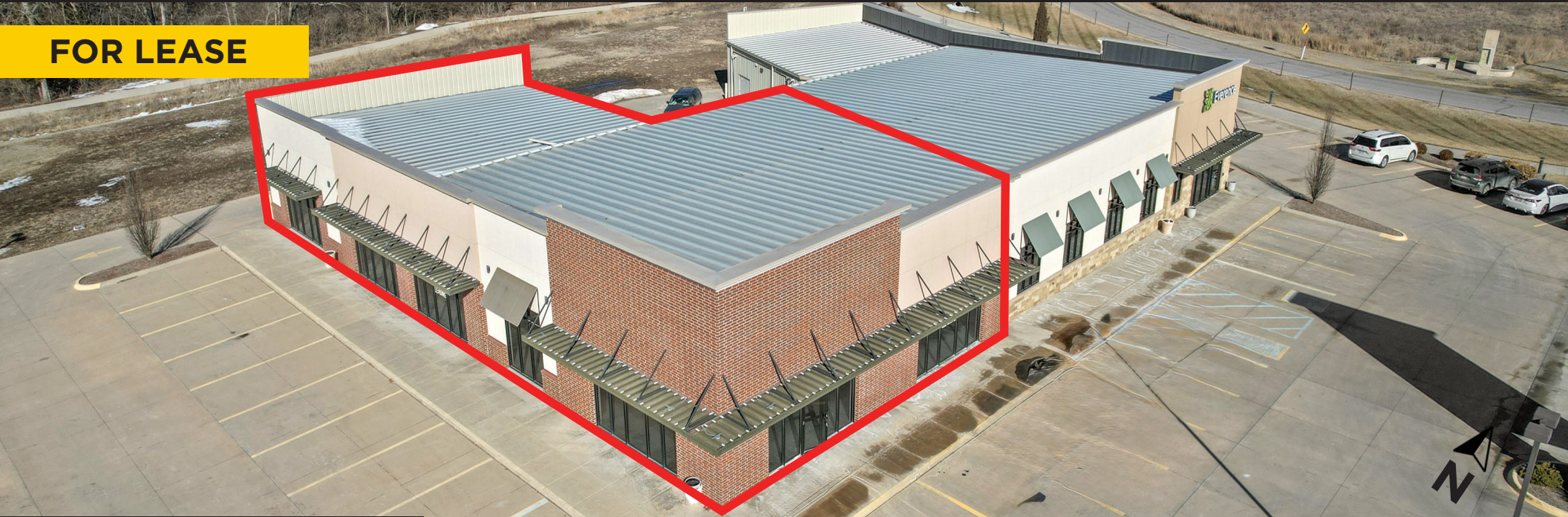


NORTH WOODS PLAZA OFFICE & RETAIL

3179 N. Main, North Newton, KS 67117

FOR LEASE



LEASE RATE: \$10.00/SF, NNN

VACANT SF:	5,740 SF
MIN. SF AVAILABLE:	1,400 SF
GROSS BUILDING SF:	12,191 SF
SITE ACRES:	2.0 Acres
EST NNNs:	\$4.30/SF
YEAR BUILT:	2017
PARKING:	Approx. 56 Spaces
ZONING:	General Commercial District
OCCUPANCY:	55.70%

PROPERTY HIGHLIGHTS

- Class-A office and retail spaces available for lease in North Newton.
- Vacant spaces are currently in warm-shell condition.
- Build-to-suit or tenant improvement allowance available for qualified tenants.
- Conveniently located just south of I-135 and Main Street interchange.
- Building and monument signage available.
- Building Neighbors include Everence Financial and Hinkle Law.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	1,930	13,998	20,859
 Avg. HH Income	\$109,431	\$82,542	\$88,089
 Median Age	42.5	38.4	38.4

TRAFFIC COUNTS

Along I-135	15,700 VPD
Along Main St.	3,520 VPD



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Alex Ibarra, CCIM
316-833-1198
alexibarra@reecenichols.com

Ben Suellentrop
316-765-5145
bens@reecenichols.com

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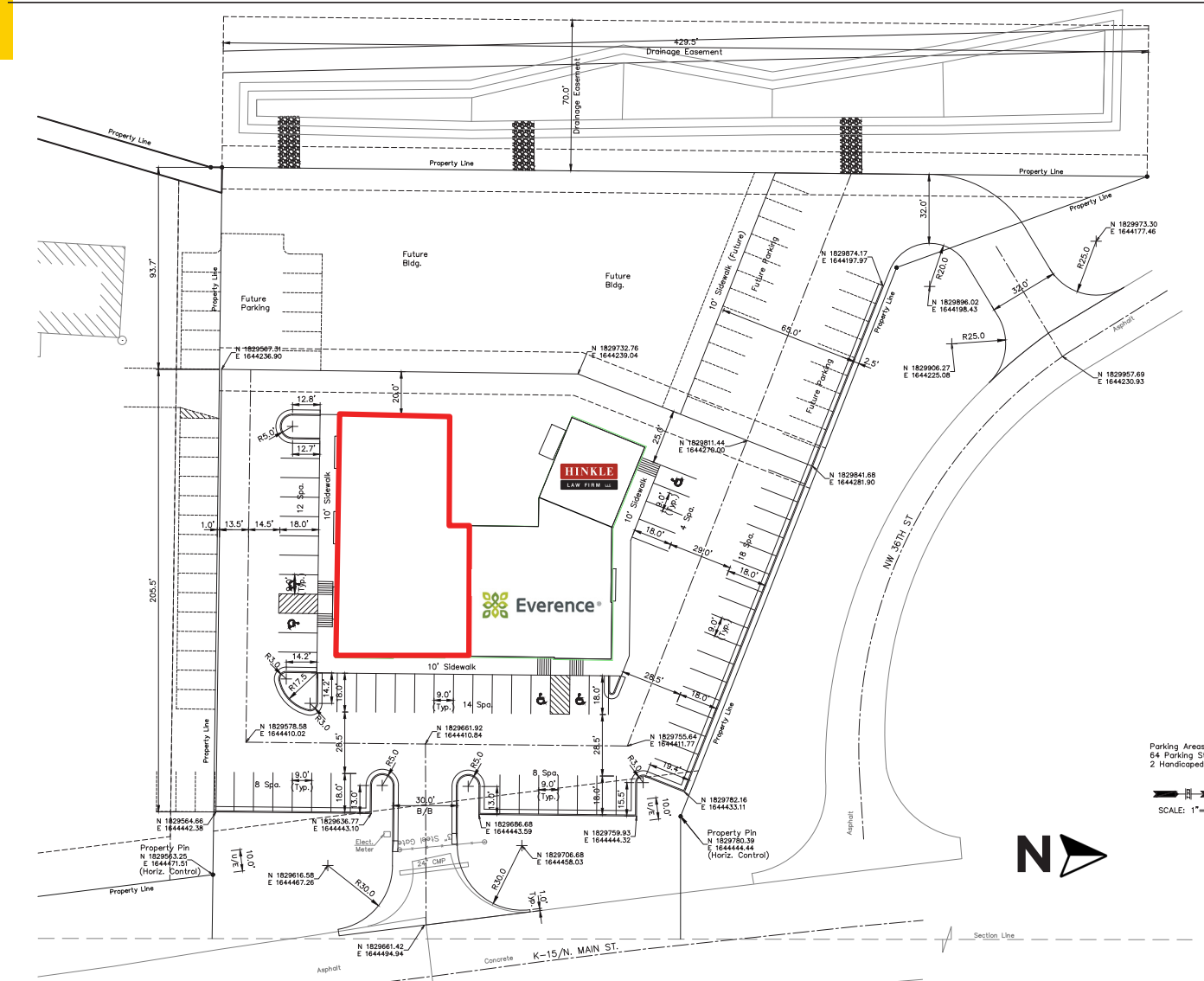
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SITE PLAN



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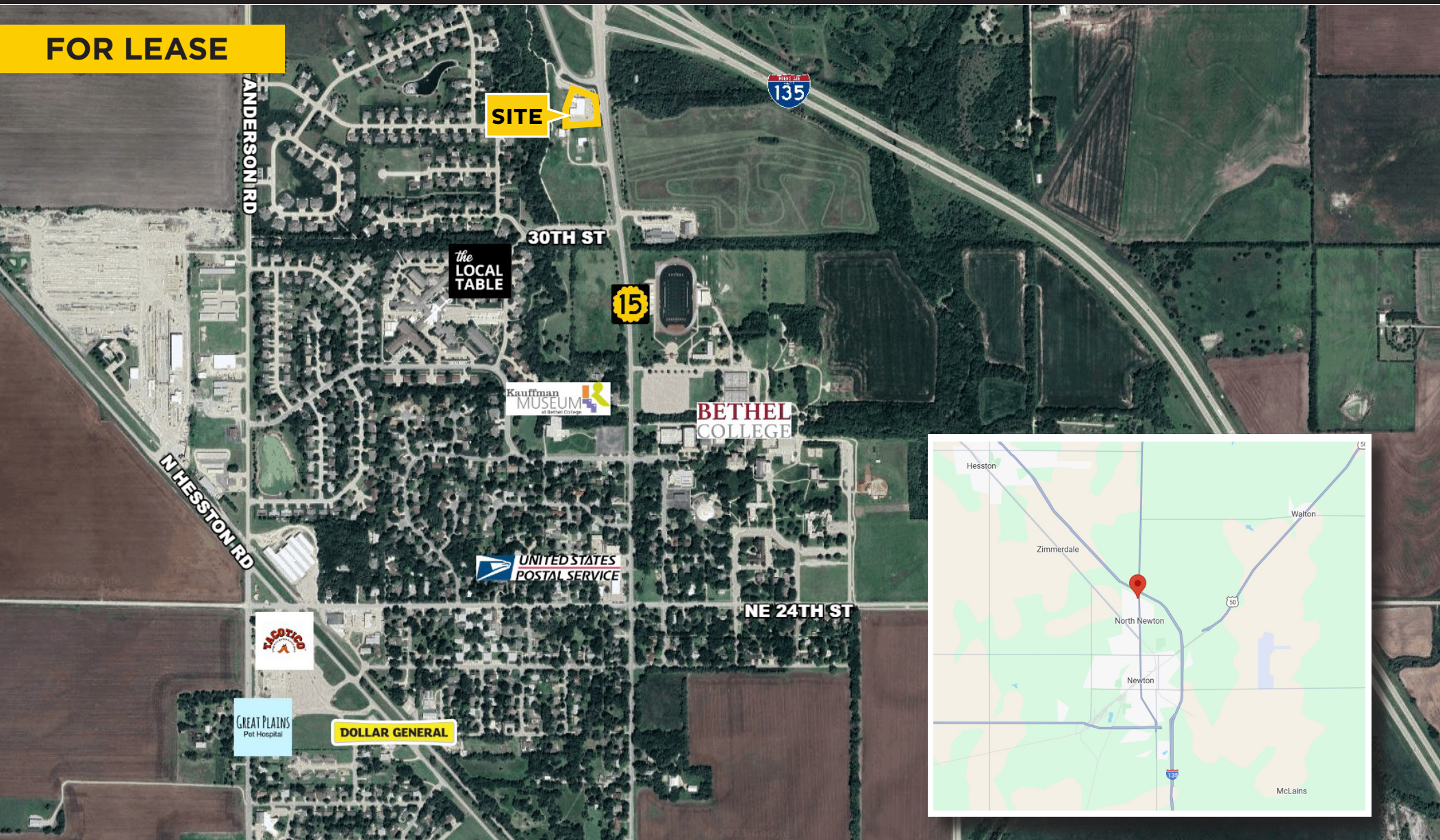
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