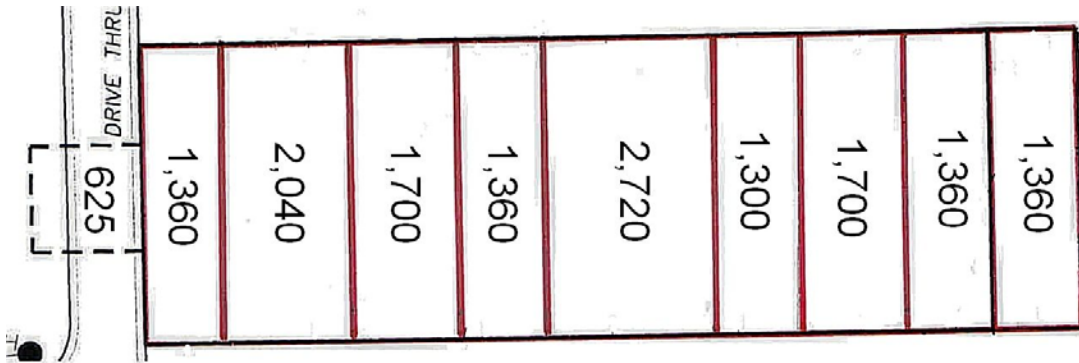


New-To-Be-Built Shopping Center

East 10th & OCL Drive
Eudora, Kansas

Front



Elevation (partial rendering)

Located off Highway K-10 east exit as you enter Intech Business Park

- Suite Size:** From 1,300 Square Feet up to 4,080 Square Feet
- Building Size:** 15,000 Square Feet
- Suite Sizes:** 68' depth X 20' width minimum
- Property:** 1.942 acres
- Zoning:** Commercial *subject to final approval City of Eudora
- Parking:** 79 spaces with additional cross-easement access
- Tenant Finish:** Vanilla Box- Landlord shall provide in vanilla box HVAC one ton per every 400 square feet, 400AMP electrical, smooth and level concrete floor, sheet-rocked walls taped, floated, sanded, ready for paint, 2'X4' acoustical ceiling, strip lighting, One ADA bathroom fully equipped.

Lease Term:	5 Years, with options	
Signage:	Signage at Tenant's expense	
Utilities:	Electricity, Natural Gas, Water – Tenant pays	
Lease Rate:	\$12.00 SF, NNN- common area maintenance, property taxes, and hazard insurance.	
NNN Calculation:	Taxes	\$2.95
	Insurance	\$0.15
	C.A.M.	<u>\$0.89</u>
	Total	\$3.99*

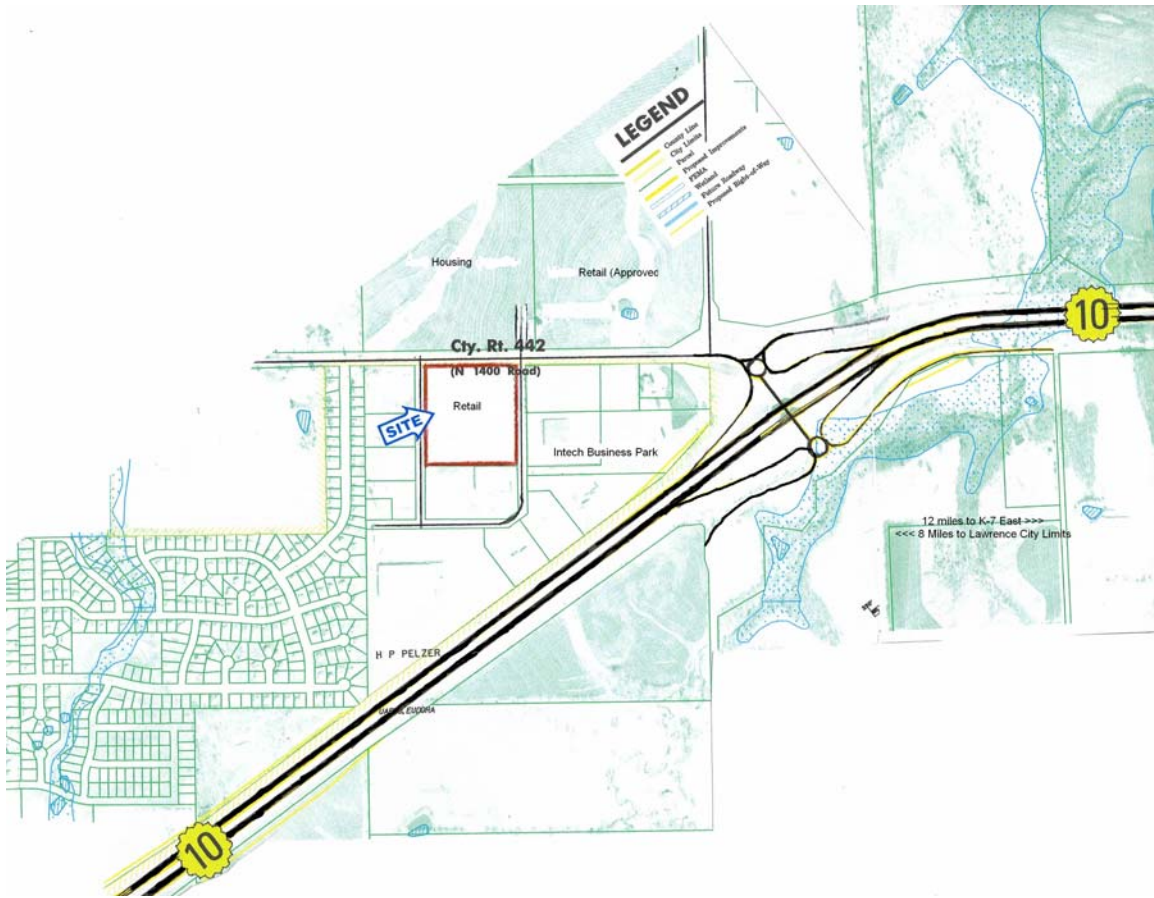
*estimated first year

About the Area:

Eudora, Kansas is conveniently located between the suburbs of Kansas City and Lawrence on highway K-10. Highway K-10 carries the most traffic between Lawrence and Kansas City and is rated as one of the busiest state highways with 27,000 vehicles per day.

The city of Eudora is a quaint bedroom community poised for explosive growth. The town has doubled in size the past 10 years and current estimates have a population of over 5,500 residents. There is a strong demand for retail services to serve present and anticipated populations relocating into the area.

Desoto is located just 9 miles to the east and has a similar population base, while Lawrence is located 9 miles west of the site. Both are within shopping distance to the site.



*map reflects KDOT future roundabouts at K-10 exit.

Pad Sites For Sale

Pad site A	37,437 sf	Bank	\$135,000.00
Pad site B	36,399 sf	Restaurant/Retail	\$128,000.00
Pad Site C	36,138 sf	Restaurant/Retail	\$128,000.00
Pad Site D	54,051 sf	C-Store	\$165,000.00

*Complete Demographics Available Upon Request

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