

Retail Space Available | For Lease



809 N. 3rd Street, #300
Manhattan, Kansas

Property Features

- 1,395 SF available
- Lease rate: \$22.00 PSF, NNN
- High visibility near Bluemont Avenue & Tuttle Creek Boulevard
- Minutes from Kansas State University
- Surrounded by national retailers and daily traffic
- Modern 1,395 SF storefront/office space
- Corner lot with excellent signage opportunity
- Ample parking and easy access from Tuttle Creek Boulevard and Bluemont Avenue

Contact

Chris Newkirk

Vice President
+1 816 556 1180
chris.newkirk@colliers.com



Accelerating success.

Location Aerial

809 N. 3rd Street, #300



Demographics



Total Population
1-mile 8,722
3-mile 40,969
5-mile 60,559



Daytime Population
1-mile 12,491
3-mile 50,364
5-mile 62,461



Household Income (Avg.)
1-mile \$43,132
3-mile \$66,110
5-mile \$88,869

Tenant	Kansas Chain Ranking
Walmart	1/60
Cane's	1/6
Menard's	2/9
McDonald's	3/142
Sonic	3/128
Aldi	3/29

Chris Newkirk
Vice President
+1 816 556 1180
chris.newkirk@colliers.com

Colliers Kansas City
4900 Main Street, Suite 400
Kansas City, MO 64112
colliers.com/kansascity

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers