2617 S. Santa Fe Avenue

CHANUTE, KANSAS

FOR LEASE



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Property Features

- 5,400± SF freestanding retail building situated on approximately 1.54 acres
- Prime location along S. Santa Fe Avenue, Chanute's primary retail corridor
- Directly across from Walmart Supercenter, providing strong traffic and cross-shopping exposure
- Located within Chanute Marketplace, alongside national retailers, Dollar Tree and Verizon
- Approximately 9,899 vehicles per day along S. Santa Fe Avenue
- Excellent visibility and prominent building signage along the market's dominant north/south retail route
- Other nearby traffic generators include Neosho Memorial Regional Medical Center, Neosho County Community College, Chanute Senior High School, and Sante Fe Lake



DEMOGRAPHICS

Daytime Population

5-mile	11,055
10-mile	11,858
20-mile	28,136

Total Population

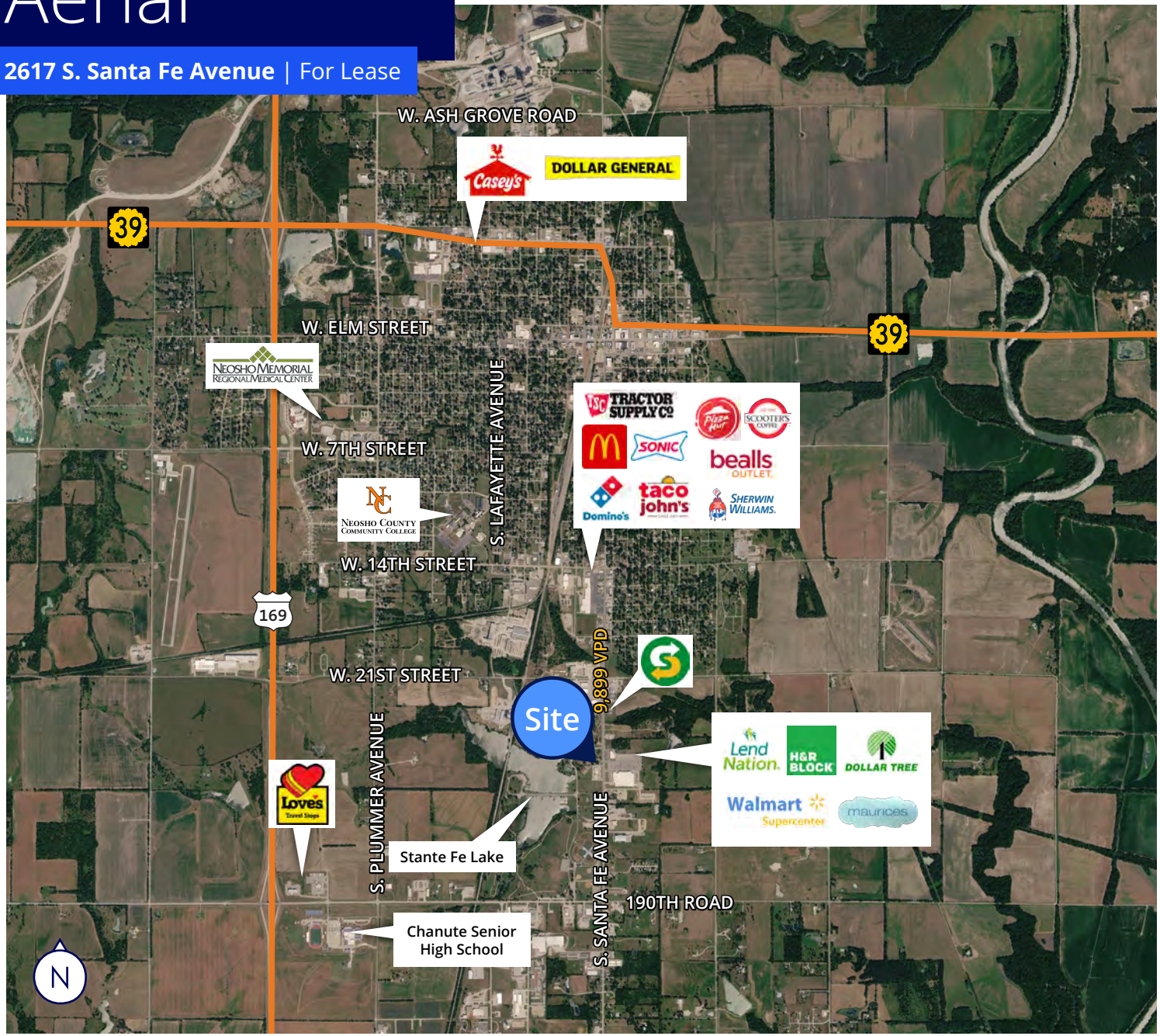
5-mile	9,846
10-mile	11,301
20-mile	28,700

Household Income (Avg.)

5-mile	$76,741
10-mile	$79,726
20-mile	$76,506

Aerial

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CONTACT

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