2506 S. Santa Fe Avenue, Suite A

CHANUTE, KANSAS

FOR LEASE



Colliers

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

United Country Real Estate

Jeff Ports
Associate Broker | United Country Real Estate
+1 620 431 8699
jeffaports@sbcglobal.net

Property Features

- 1,200± SF of retail space
- 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 Plaza, alongside national retailer, Maurices
- 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
- Nearby traffic generators include Neosho Memorial Regional Medical Center, Neosho County Community College, Chanute Senior High School, and Sante Fe Lake
- Rental rate: $12.00/SF NNN



#	Suite	Tenant	Size
1	2502	Lend Nation	1,367 SF
2	2504	Vapor 100	1,200 SF
3	2506A	Vacant	1,200 SF
4	2506B	H&R Block	1,200 SF
5	2508	Shoe Dept.	5,400 SF
6	2510	Maurices	5,000 SF

DEMOGRAPHICS

Daytime Population

5-mile	11,054
10-mile	12,035
20-mile	28,332

Total Population

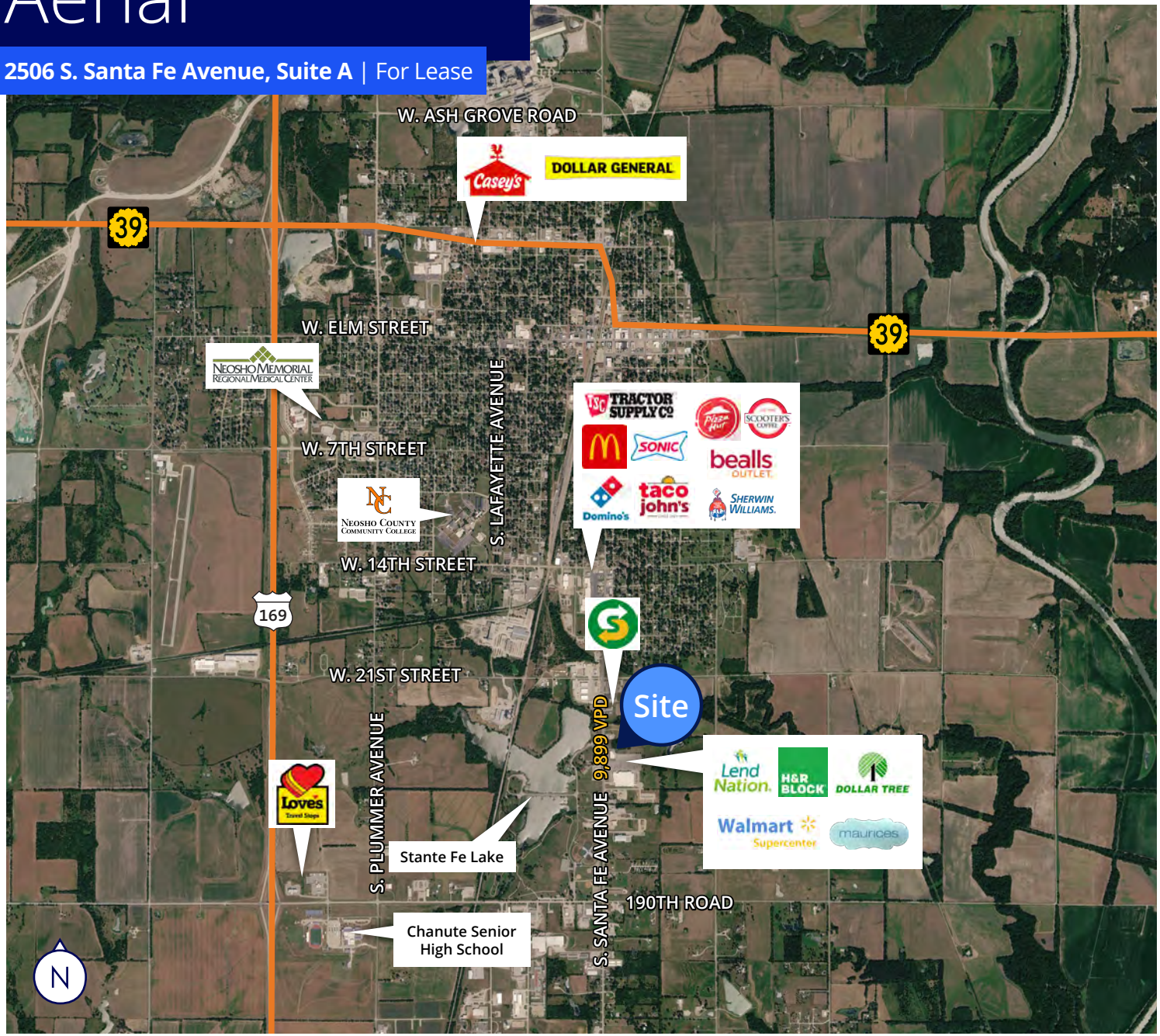
5-mile	9,846
10-mile	11,301
20-mile	28,807

Household Income (Avg.)

5-mile	$76,794
10-mile	$79,726
20-mile	$76,503

Aerial

2506 S. Santa Fe Avenue, Suite A | For Lease



CONTACT

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

Colliers Kansas City
4900 Main Street, Suite 400
Kansas City, MO 64112
+1 816 531 5303
colliers.com/kansascity

Jeff Ports
Associate Broker | United Country Real Estate
+1 620 431 8699
jeffaports@sbcglobal.net

Deer Creek Realty
1403 S. Santa Fe Avenue
Chanute, Kansas 66720
+1 620 431 2030
iolaksrealestate.com

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.