



3103 N. Broadway

Pittsburg, Kansas 66762

PROPERTY HIGHLIGHTS

- New 15 Year Term
- Absolute Net Lease
- 6% Cap Rate
- Corporate Guaranteed Jimmy's Egg Lease



TOTAL SF	3,204 SF MOL
LAND IN ACRES	0.79 MOL
ZONING	Retail
BUILT	1996

www.naisullivangroup.com

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LOCATION HIGHLIGHTS

- Pittsburg Population: 20,233
- 45 Minutes to Joplin, Missouri
- Located in Front of Home Depot

DEMOGRAPHICS

Population		
1 Mile: 3,645	3 Mile: 17,694	5 Mile: 26,489
Average Household Income		
1 Mile: \$52,047	3 Mile: \$52,518	5 Mile: \$54,990
Total Households		
1 Mile: 1,463	3 Mile: 7,202	5 Mile: 10,522



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