

# GROUND LEASE OPPORTUNITY

NEW PLANET FITNESS REDEVELOPMENT

MANHATTAN, KS

TUTTLE CREEK BLVD 25,100 (2024)

E POYNTZ AVE 25,900 (2024)

MANKO WINDOW SYSTEMS

OPENING Q3 2026  
planet fitness

SITE

AT&T  
verizon  
Great Clips

STAPLES

HOBBY LOBBY

HARBOR FREIGHT

DOLLAR TREE

CARLOS O'KELLY'S INSPIRO CORP

ASHLEY

Dillon's

Faith Furniture Mattresses

ESB FINANCIAL

Community NATIONAL BANK

STARBUCKS  
AspenDental

OLD NAVY

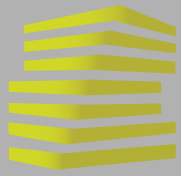
BOOT BARN

Academy

ROSS  
DRESS FOR LESS

goodwill





# O E POYNTZ AVE

## NEIGHBORHOOD VIBE

JOE LODES

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### TRADE AREA OVERVIEW

MANHATTAN, "THE LITTLE BIG APPLE", IS A THRIVING REGIONAL HUB LOCATED IN NORTHEAST KANSAS, APPROXIMATELY 50 MILES WEST OF TOPEKA AND 120 MILES WEST OF KANSAS CITY. THE CITY IS HOME TO KANSAS STATE UNIVERSITY, A MAJOR ECONOMIC AND CULTURAL DRIVER THAT CONTRIBUTES TO MANHATTAN'S YOUTHFUL ENERGY, SKILLED WORKFORCE, AND STEADY POPULATION GROWTH.

THE LOCAL ECONOMY IS ANCHORED BY EDUCATION, HEALTHCARE, AND THE MILITARY, WITH KANSAS STATE UNIVERSITY, FORT RILEY U.S. ARMY BASE, AND ASCENSION VIA CHRISTI HOSPITAL SERVING AS TOP EMPLOYERS. THIS DIVERSE EMPLOYMENT BASE SUPPORTS STRONG DEMAND FOR RETAIL, HOUSING, AND SERVICES ACROSS THE REGION.

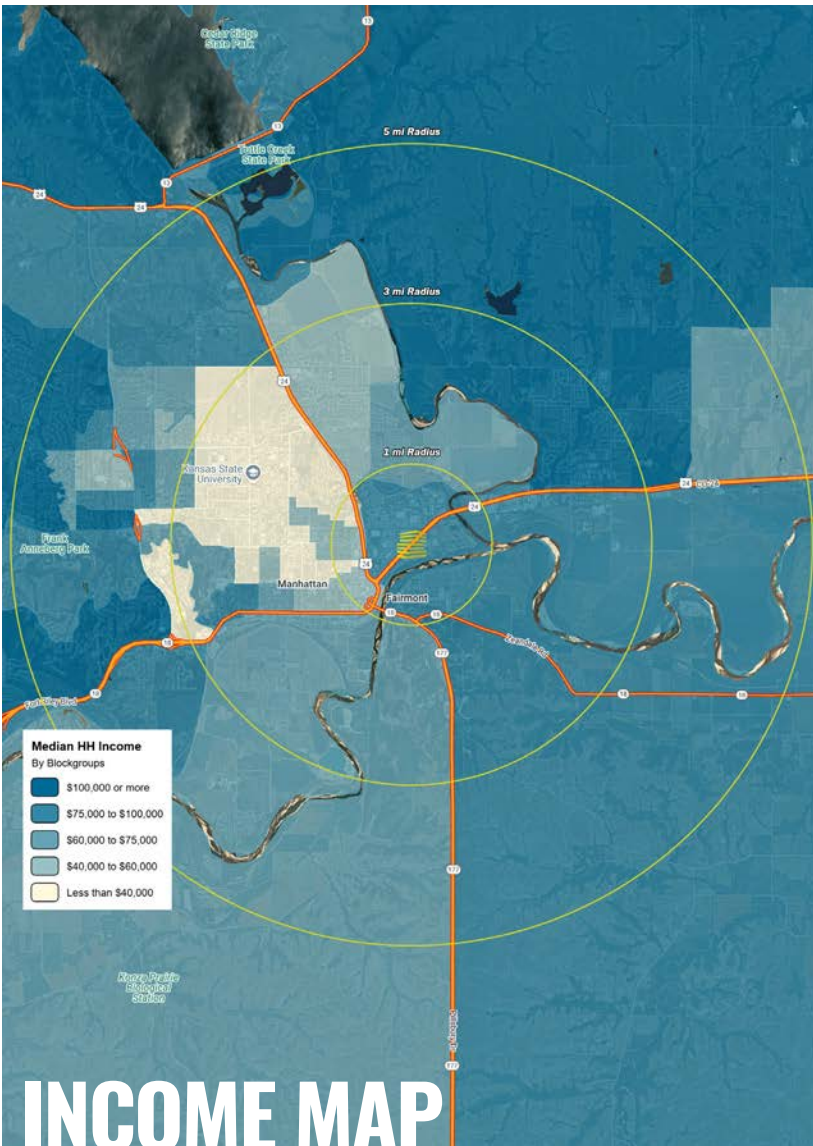
MANHATTAN'S AGGIEVILLE ENTERTAINMENT DISTRICT, LOCATED ADJACENT TO THE UNIVERSITY, SERVES AS A POPULAR DESTINATION FOR DINING, NIGHTLIFE, AND SHOPPING. THE CITY ALSO OFFERS AMPLE RECREATION THROUGH TUTTLE CREEK STATE PARK, THE FLINT HILLS DISCOVERY CENTER, AND A VIBRANT DOWNTOWN FILLED WITH LOCAL BUSINESSES AND EVENTS.

RECOGNIZED AS ONE OF THE BEST PLACES TO LIVE IN KANSAS, MANHATTAN COMBINES SMALL-TOWN APPEAL WITH THE AMENITIES OF A GROWING METROPOLITAN AREA. ITS STRONG INSTITUTIONAL PRESENCE, STABLE ECONOMY, AND EXPANDING REGIONAL INFLUENCE MAKE IT A KEY TRADE AREA WITHIN THE CENTRAL KANSAS MARKET.

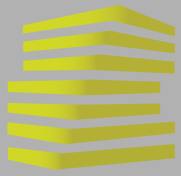
### DEMOGRAPHICS

|               | 1 mile   | 3 mile   | 5 mile   |
|---------------|----------|----------|----------|
| POPULATION    | 1,762    | 37,375   | 59,479   |
| HOUSEHOLDS    | 846      | 14,272   | 23,810   |
| EMPLOYEES     | 7,972    | 17,760   | 23,778   |
| MED HH INCOME | \$41,151 | \$51,431 | \$66,008 |

### AREA RETAIL | RESTAURANTS



## INCOME MAP



# 10 E POYNTZ AVE

## SITE PLAN & DETAILS

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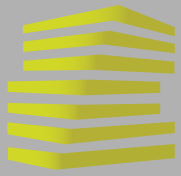


- **0.40 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT**
- **GREAT VISIBILITY TO 25,900 VPD ON E POYNTZ AVE**
- **BRAND NEW PLANET FITNESS OPENING FALL 2026**
- **LOCATED IN HEART OF RETAIL COORIDOR**
- **K-STATE STUDENT COUNT: 24,766**
- **CALL BROKER FOR PRICING**



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# JOE POYNTZ AVE

## MARKET AERIAL

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