

DOWNTOWN GARDNER RETAIL PROPERTY FOR LEASE OR SALE



PROPERTY HIGHLIGHTS

- **7,219 SF For Lease or Sale with additional 2,520 SF outbuilding and parking (0.37 Acres)**
- Warehouse/flex space behind the building with additional parking
- Located along Main Street/US-56 in Downtown Gardner with 15,000 Cars Daily
- Downtown revitalization plans underway with civic investment in Main Street
- Lots of new downtown Businesses - Art Gallery, Groundhouse Coffee, Warren Place Event Center, Microbrewery, Cigar Bar, and more.

PROPERTY CONTACT

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UNIQUE FIND WITH ENDLESS POSSIBILITIES

The building has great frontage along Main Street (139 Main Street) with a side entrance on S Elm Street (104 S Elm Street). The total square footage of the main building is 7,219 SF. The main building could be split up into two to three rentable spaces.

Additionally, the property's site plan shows an outbuilding 2,520 SF with parking spaces along Park Street (136 E Park Street). This could remain for storage or be razed for additional parking.

- Built in 1917
- Single Tenant since developed
- Open floorplan with tall ceilings
- Private Offices or Storage
- Mezzanine with office space and extra storage
- Vintage Tin Ceiling Tile
- Double door front entry
- Great for restaurant, retail, brewery, bakery



GARDNER, KANSAS

Located in the southwest corner of Johnson County, Kansas, Gardner is in one of the most flourishing counties in the nation. Gardner, while known as a small town, has become the third fastest growing city in Kansas for its natural amenities and endless possibilities. It has doubled its size in just a mere decade.

Gardner is a suburb just 30 minutes southwest of downtown Kansas City and just minutes away from other major Johnson County cities. With access to air, land, and rail transport, Gardner has become a leader in commerce and industry.

Gardner's historic downtown has a thriving Main Street with unique, locally owned shops and restaurants. Warren Place, a new \$6 Million wedding and event venue, recently opened a block from the property. City Hall is also less than a block away.

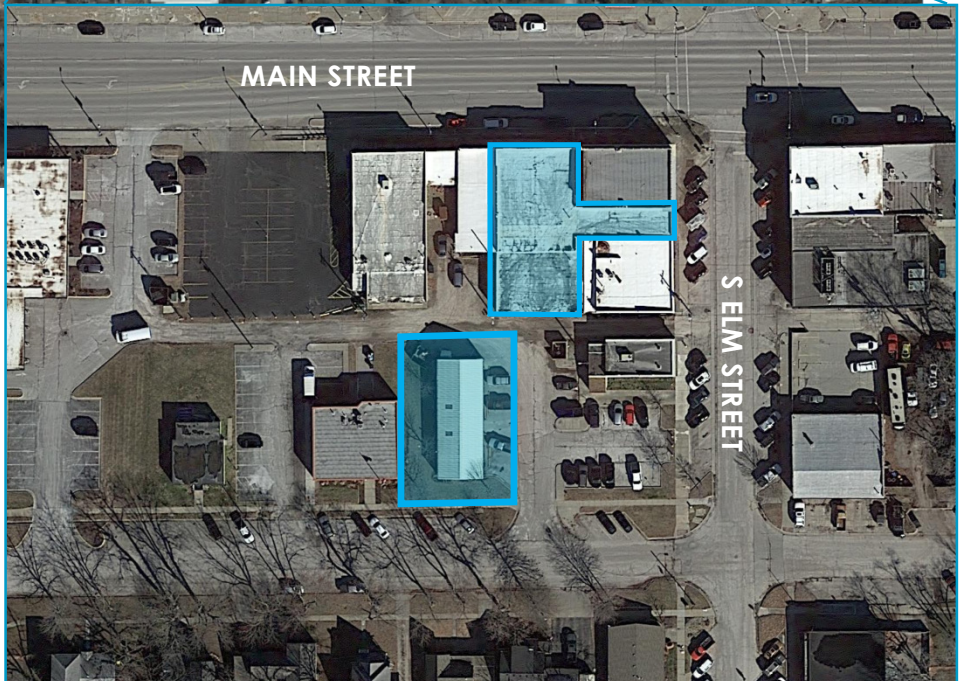
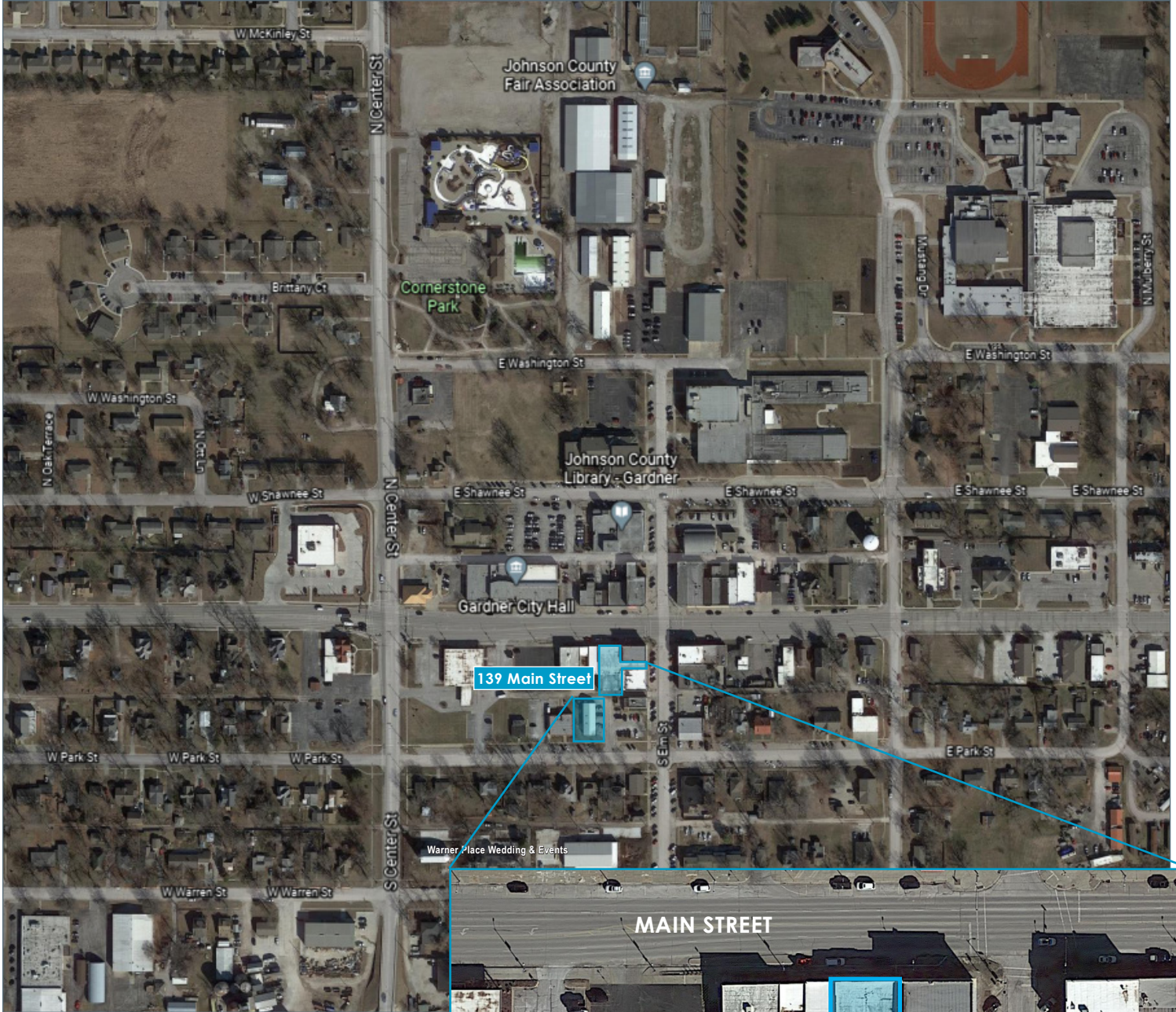


Destination Downtown Master Plan

The master plan set in place to revitalize the central core of the City. The project will result in an implementation plan that builds on the vision and recommendations of the recently adopted Gardner Main Street Corridor Plan and Southwest Johnson County Transit Plan, funded by a grant received by the City. Scan the QR code to learn more.

SOURCE: GARDNERKANSAS.GOV







STOREFRONT RETAIL PROPERTY FOR LEASE OR SALE



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