



PITTSBURG TOWN CENTER ANCHOR
 2905 N. Broadway Avenue, Pittsburg, KS

**SPACE
FOR
LEASE**



LEASE RATE \$8/SF NNN | 25,000 SF - DIVISIBLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,240	18,533	26,738
Avg. Household Income	\$44,669	\$52,673	\$52,871

- Superb condition - inside and out
- Excellent access, visibility and signage from US 69 Highway
- In the heart of the primary Pittsburg retail corridor
- Immediately to the south of the 137,000 sq ft Home Depot and across the street from Walmart Supercenter
- 9,000 cars per day on US 69 Highway By-Pass and 11,000 cars per day on US 69 Highway (N. Broadway)

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

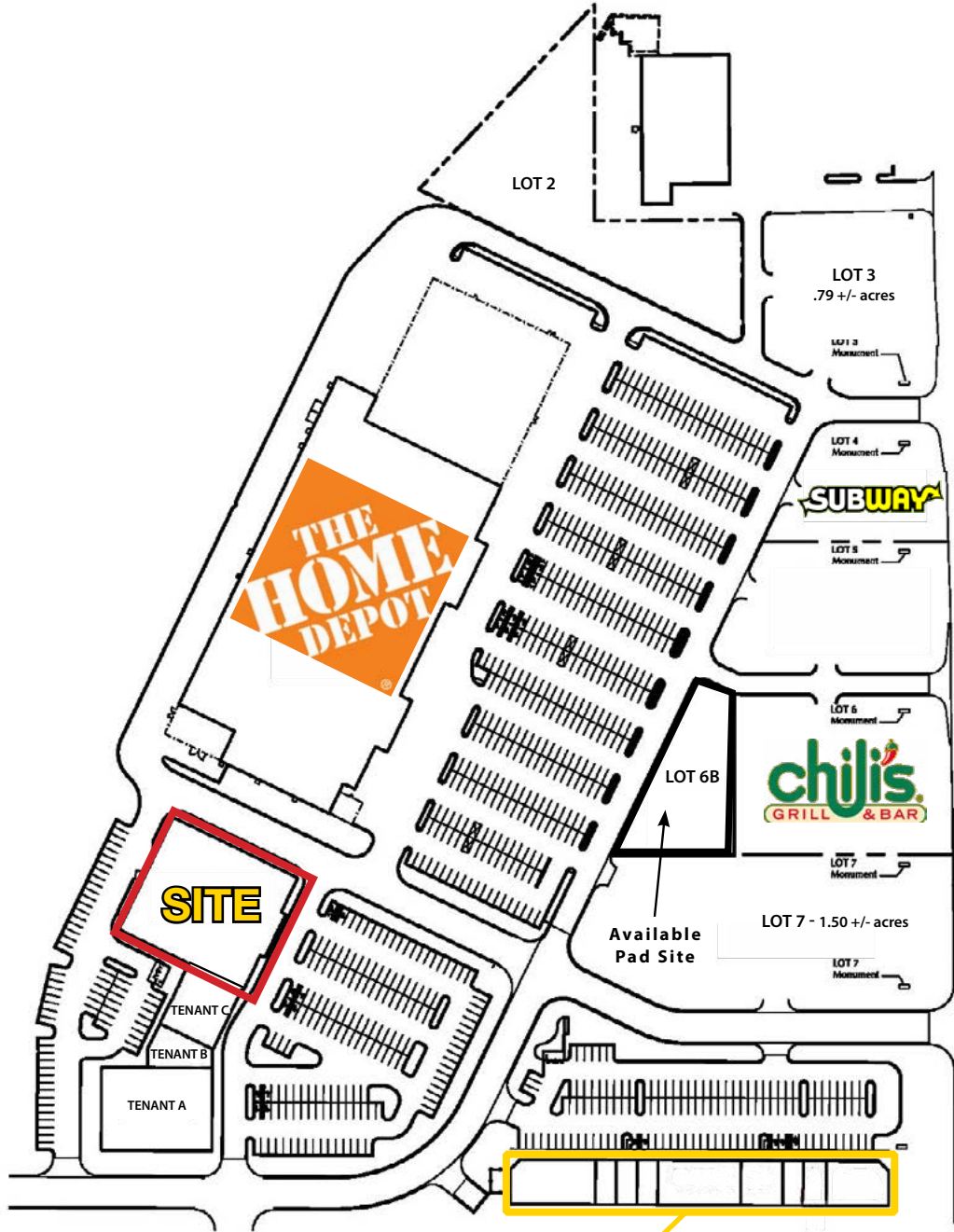
For More Information Contact: *Exclusive Agents*
 PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com
 DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



AERIAL



SITE PLAN



NORTH BROADWAY (BUSINESS ROUTE NO. 69)



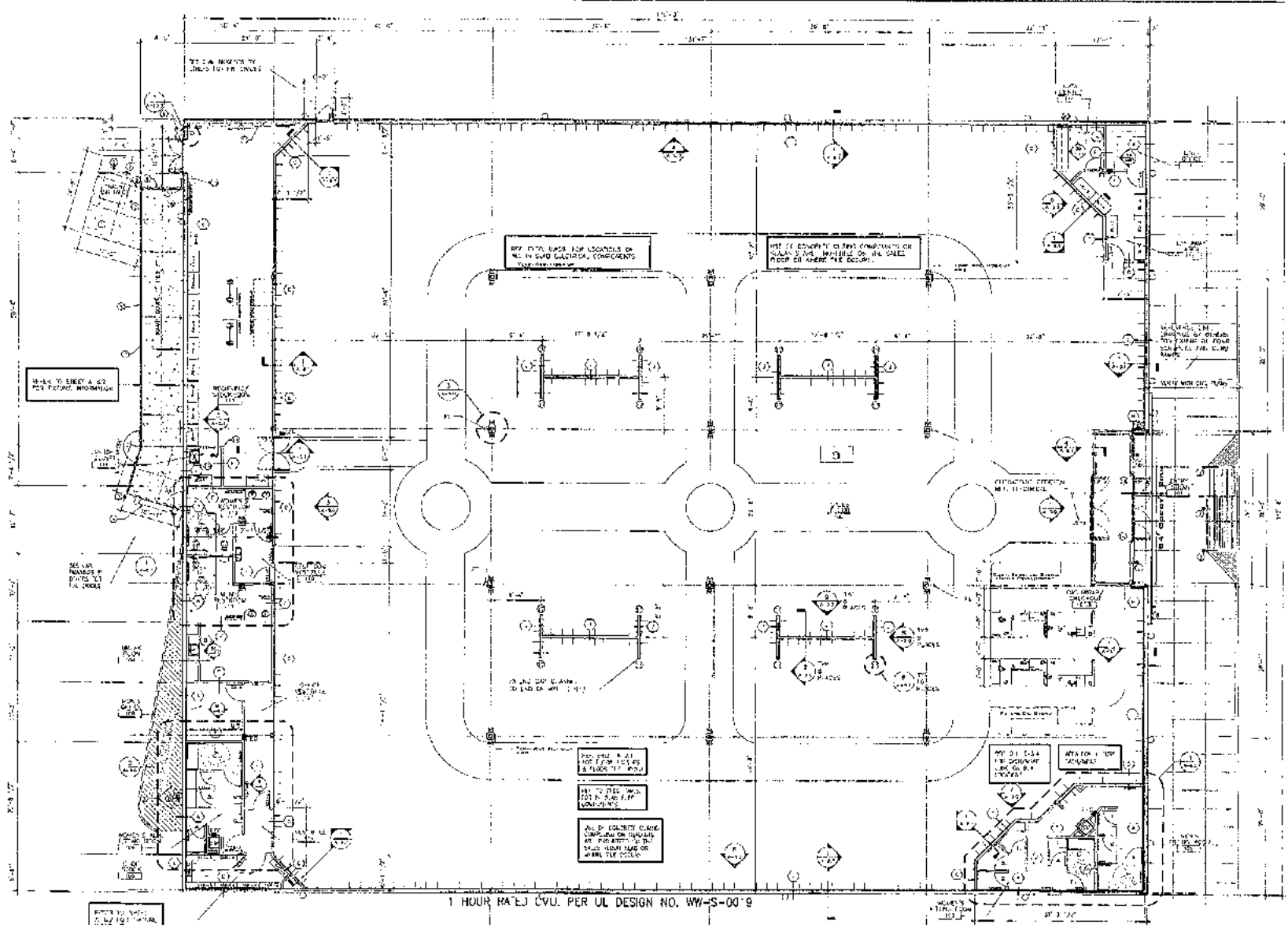


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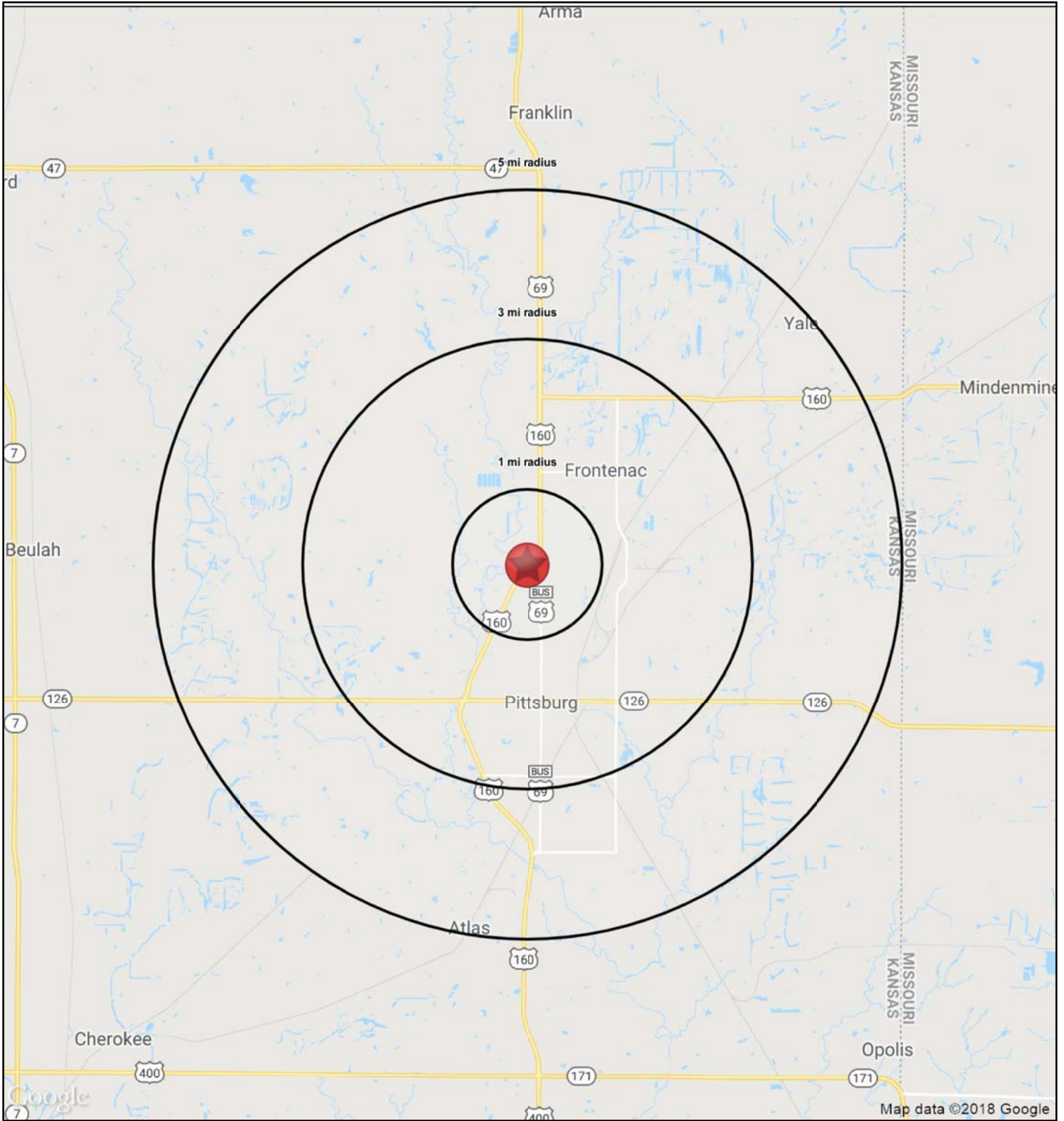
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FLOOR PLAN



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PITTSBURG TOWN CENTER ANCHOR

2905 N. Broadway Avenue, Pittsburg, KS

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2905 N. Broadway Avenue		1 mi radius	3 mi radius	5 mi radius
Pittsburg, KS 66762				
POPULATION	2018 Estimated Population	3,240	18,533	26,738
	2023 Projected Population	3,203	18,669	26,837
	2010 Census Population	3,282	18,587	26,726
	2000 Census Population	3,091	18,187	25,585
	Projected Annual Growth 2018 to 2023	-0.2%	0.1%	0.1%
	Historical Annual Growth 2000 to 2018	0.3%	0.1%	0.3%
	2018 Median Age	31.7	31.6	31
HOUSEHOLDS	2018 Estimated Households	1,388	7,946	11,229
	2023 Projected Households	1,380	8,055	11,338
	2010 Census Households	1,346	7,617	10,725
	2000 Census Households	1,269	7,683	10,475
	Projected Annual Growth 2018 to 2023	-0.1%	0.3%	0.2%
	Historical Annual Growth 2000 to 2018	0.5%	0.2%	0.4%
RACE AND ETHNICITY	2018 Estimated White	84.5%	86.6%	86.4%
	2018 Estimated Black or African American	3.3%	3.1%	3.3%
	2018 Estimated Asian or Pacific Islander	1.7%	1.8%	3.0%
	2018 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2018 Estimated Other Races	9.7%	7.6%	6.5%
	2018 Estimated Hispanic	10.2%	8.3%	7.0%
INCOME	2018 Estimated Average Household Income	\$44,669	\$52,673	\$52,871
	2018 Estimated Median Household Income	\$42,340	\$45,962	\$44,813
	2018 Estimated Per Capita Income	\$19,287	\$22,769	\$22,552
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.9%	3.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.1%	5.8%	5.7%
	2018 Estimated High School Graduate	28.0%	24.7%	23.3%
	2018 Estimated Some College	24.4%	25.5%	23.9%
	2018 Estimated Associates Degree Only	7.7%	8.7%	9.2%
	2018 Estimated Bachelors Degree Only	21.1%	19.1%	20.7%
	2018 Estimated Graduate Degree	6.6%	12.4%	13.7%
BUSINESS	2018 Estimated Total Businesses	236	1,206	1,606
	2018 Estimated Total Employees	2,702	12,602	16,829
	2018 Estimated Employee Population per Business	11.5	10.4	10.5
	2018 Estimated Residential Population per Business	13.8	15.4	16.6



PITTSBURG, KANSAS

ABOUT PITTSBURG, KANSAS

Pittsburg is a town in Crawford County in the Ozark region of Southeast Kansas, 27 miles south of Fort Scott, Kansas, 96 miles west of Springfield, Missouri and 137 miles northeast of Tulsa, Oklahoma. It is the most populous city both in Crawford County and in Southeast Kansas. The population was 19,243 at the 2000 census.

Pittsburg was founded on May 20, 1876, named after and in honor of the city of Pittsburgh, Pennsylvania. Franklin Playter is credited with being the city's founder, establishing a government from its earlier incarnation as a coal mining camp in the late 1870s.

Pittsburg is the home to Pittsburg State University and to two high schools, Pittsburg High School (United School District 250) and St. Mary's-Colgan High School.

HERITAGE

The city has a rich cultural heritage from many European mine workers who settled in and around Pittsburg. There is a grocery store operating under an Italian name (Pullucca's) in the nearby town of Frontenac. The city was founded in 1876 and incorporated in 1880. It is situated in the center of productive coal fields.

An annual celebration unique to Pittsburg is Little Balkans Days, which is a celebration of the community's European ethnic heritage featuring games, entertainment, a parade, competitions and arts and crafts. Little Balkans Days is held in conjunction with the Labor Day holiday.

The city is the birthplace and childhood home of broadcast journalism pioneer Paul White, legendary news director for CBS in the 1930s and 1940s.

DEMOGRAPHICS

As of the census of 2010, there were 20,233 people, 8,142 households, and 4,087 families residing in the city. The population density was 1,580.7 inhabitants per square mile (610.3/km²). There were 9,210 housing units at an average density of 719.5 per square mile (277.8/km²). The racial makeup of the city was 87.1% White, 3.3% African American, 0.9% Native American, 2.0% Asian, 0.3% Pacific Islander, 3.0% from other races, and 3.4% from two or more races. Hispanic or Latino of any race were 6.7% of the population.

WHY PITTSBURG?

The City of Pittsburg maintains an excellent industrial business climate through an aggressive economic program. Pittsburg was founded around coal mining and manufacturing, and these beginnings have grown into a highly diversified industrial base. Pittsburg is the home of Superior Industries International, Inc.; Watco Companies, Inc.; Names & Numbers; Miller's Professional Imaging; National Mills; Pitsco; National Pizza Company and many others.

The Business and Technology Institute of Pittsburg State University is an umbrella organization providing managerial, financial and technical assistance to all businesses and industries. Pittsburg State University, the Kansas Technology Enterprise Corporation and the City of Pittsburg recently formed the Alliance for Technology Commercialization to work with high-tech entrepreneurs starting a business. This alliance will also have seed capital available to invest in these new companies.

With more than 3,500 industrial workers, the area's 41 manufacturing companies make durable and soft goods such as plastic bags and wrappers, aluminum automobile wheels, business forms, sportswear, machine shop products, screen printing equipment, animal and pet foods, as well as plastic and clay pipe, custom photography enhancement and food products, to name just a few.