



# PITTSBURG TOWN CENTER

RETAIL SPACE FOR LEASE | PAD SITE FOR SALE  
US 69 Highway & US 69 By-Pass (SWC), Pittsburg, KS



**LEASE RATE: \$15/SF NNN | 1,243 SF - 5,553 SF**

**SALE PRICE: \$10/SF | .35 ACRE PAD**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,587	18,940	26,535
Avg. Household Income	\$42,083	\$49,900	\$50,754

- Located next to Home Depot and across from Walmart and many others
- In the heart of primary Pittsburg retail corridor
- Located at the entrance to Pittsburg, KS
- Join new Buffalo Wild Wings, Home Depot, Chili's, Shoe Dept., UPS, and others
- One Pad available For Sale immediately: Lot 6B:15,154 SF (.35 acres)
- Home of Pittsburg State University
- Outstanding signage, access, and visibility from US 69 Highway



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

*Exclusive Agents*

PHIL PECK, CCIM | 816.412.7364 | [ppeck@blockandco.com](mailto:ppeck@blockandco.com)

ALEX BLOCK | 816.412.7373 | [ablock@blockandco.com](mailto:ablock@blockandco.com)

DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

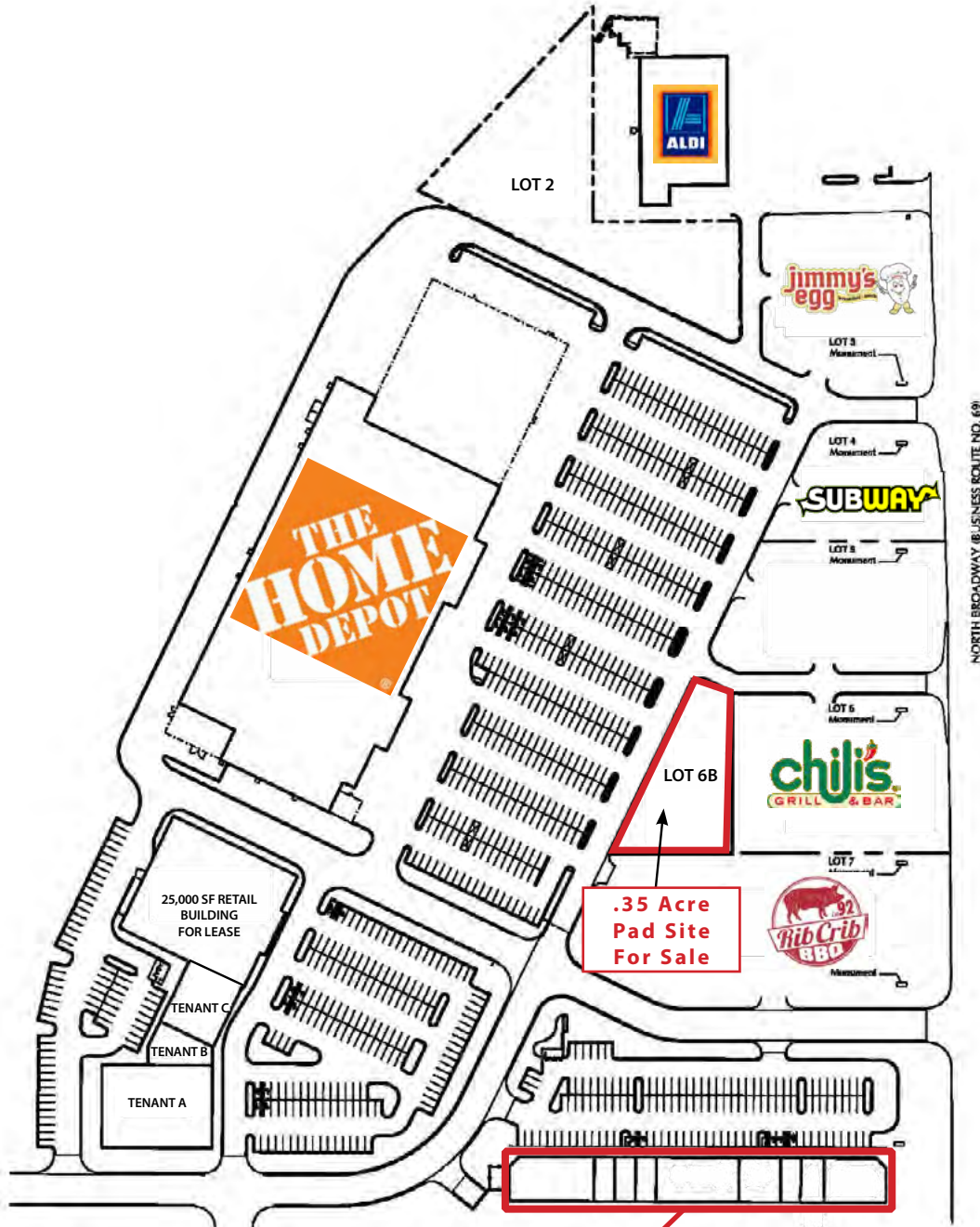


## AERIAL





#### SITE PLAN

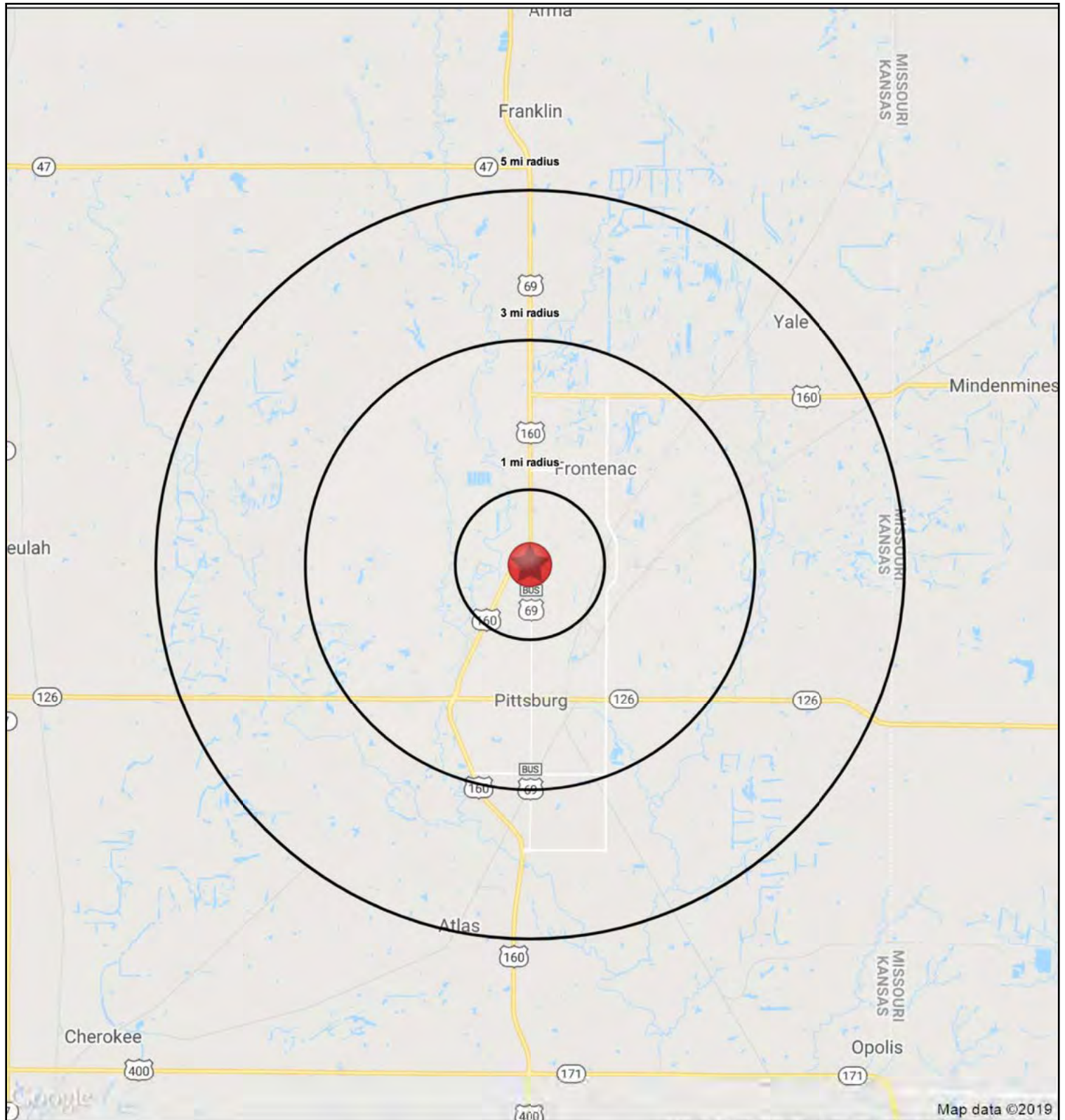




# PITTSBURG TOWN CENTER

RETAIL SPACE FOR LEASE | PAD SITE FOR SALE

US 69 Highway & US 69 By-Pass (SWC), Pittsburg, KS







# PITTSBURG TOWN CENTER

## RETAIL SPACE FOR LEASE | PAD SITE FOR SALE

### US 69 Highway & US 69 By-Pass (SWC), Pittsburg, KS

101 W. 29th St

Pittsburg, KS 66762

1 mi radius 3 mi radius 5 mi radius

POPULATION	2019 Estimated Population	3,587	18,940	26,535
	2024 Projected Population	3,648	19,299	26,893
	2010 Census Population	3,647	19,113	26,690
	2000 Census Population	3,441	18,753	25,550
	Projected Annual Growth 2019 to 2024	0.3%	0.4%	0.3%
	Historical Annual Growth 2000 to 2019	0.2%	-	0.2%
	2019 Median Age	31.3	31.3	31.0
HOUSEHOLDS	2019 Estimated Households	1,546	8,046	11,231
	2024 Projected Households	1,572	8,204	11,384
	2010 Census Households	1,490	7,701	10,711
	2000 Census Households	1,419	7,793	10,462
	Projected Annual Growth 2019 to 2024	0.3%	0.4%	0.3%
	Historical Annual Growth 2000 to 2019	0.5%	0.2%	0.4%
RACE AND ETHNICITY	2019 Estimated White	83.8%	86.2%	86.0%
	2019 Estimated Black or African American	3.6%	3.4%	3.5%
	2019 Estimated Asian or Pacific Islander	1.8%	2.0%	3.1%
	2019 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2019 Estimated Other Races	10.1%	7.6%	6.7%
	2019 Estimated Hispanic	10.6%	8.4%	7.1%
INCOME	2019 Estimated Average Household Income	\$42,083	\$49,900	\$50,754
	2019 Estimated Median Household Income	\$42,624	\$46,961	\$44,683
	2019 Estimated Per Capita Income	\$18,278	\$21,474	\$21,833
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	5.3%	3.7%	3.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	8.6%	6.0%	6.0%
	2019 Estimated High School Graduate	30.5%	24.8%	23.9%
	2019 Estimated Some College	22.7%	26.0%	24.3%
	2019 Estimated Associates Degree Only	8.2%	7.8%	8.8%
	2019 Estimated Bachelors Degree Only	18.0%	19.2%	20.6%
	2019 Estimated Graduate Degree	6.7%	12.5%	13.0%
BUSINESS	2019 Estimated Total Businesses	259	1,209	1,625
	2019 Estimated Total Employees	2,879	12,686	16,899
	2019 Estimated Employee Population per Business	11.1	10.5	10.4
	2019 Estimated Residential Population per Business	13.9	15.7	16.3



# PITTSBURG TOWN CENTER

## RETAIL SPACE FOR LEASE | PAD SITE FOR SALE

### US 69 Highway & US 69 By-Pass (SWC), Pittsburg, KS

## 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/km<sup>2</sup>). There were 9,210 housing units at an average density of 719.5 per square mile (277.8/km<sup>2</sup>). 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.