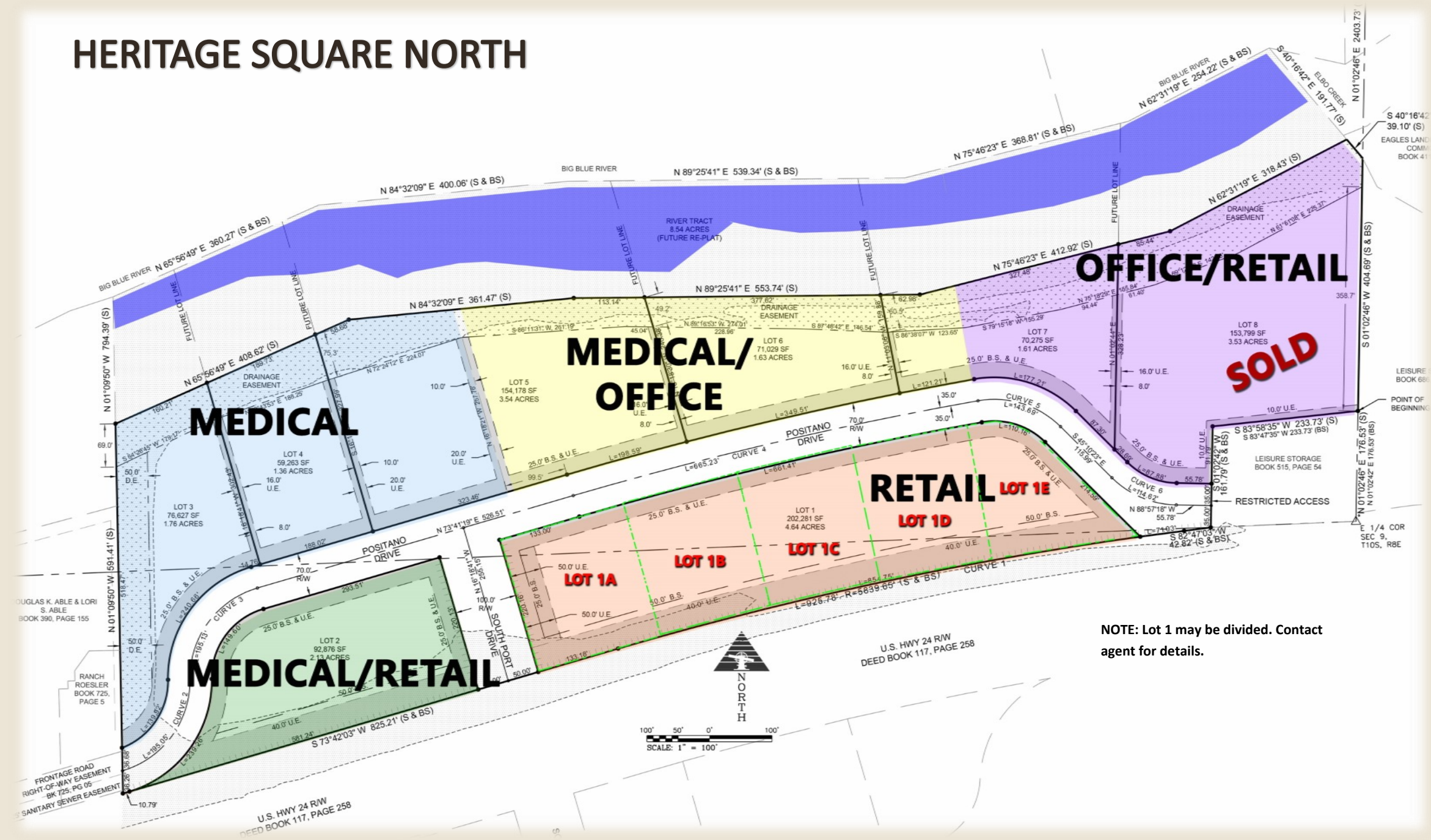


LOTS FOR SALE or BUILD-TO-SUIT LEASE:

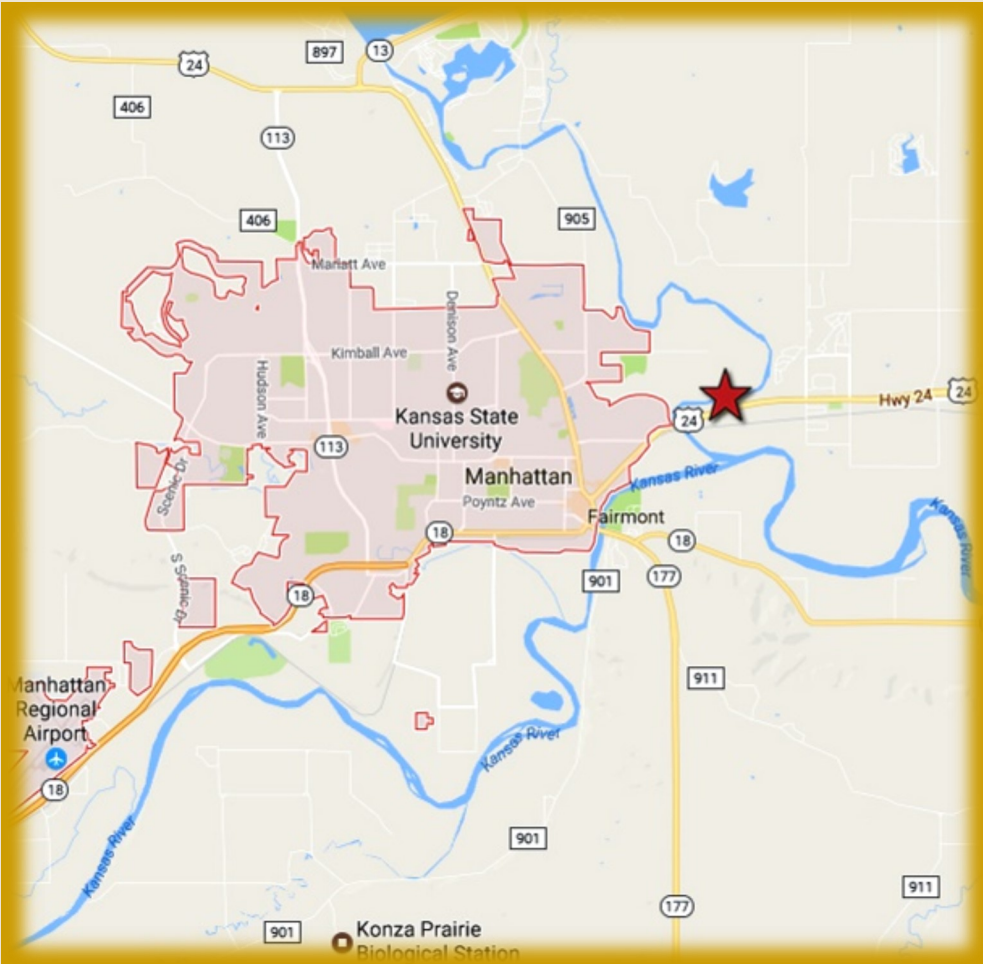
RETAIL AND OFFICE OPPORTUNITIES AVAILABLE IN MANHATTAN'S NEWEST DEVELOPMENT



- MANHATTAN HIGHLIGHTS
- ➔ High traffic area for Manhattan commuters, well within the activity pattern of Manhattan/K-State population.
  - ➔ Market growth eminent from outlying communities; Wamego, St. Mary's, Westmoreland and vibrant residential growth in unincorporated Pottawatomie County progressing east along US 24 Highway.
  - ➔ Area: 15.0 sq. miles
  - ➔ 4.6% Unemployment Rate
  - ➔ Cost of Living 8.3% below national average (Forbes)
  - ➔ Total Manhattan Sales Tax—8.75%
  - ➔ Top Five “Best Small Place for Business and Careers” six years running (*Forbes*, 2010-2015)
  - ➔ “Top Ten Best Cities for Job Growth—2011” (*Newgeography.com*, 2011)
  - ➔ #2 Metro for Economic Growth Potential (*Business Facilities*, 2010)
  - ➔ “One of the Best Places to Live/Top 5 Best Commuting Times” (*CNNMoney.com*, 2010)
  - ➔ #21 Best City for Young Entrepreneurs (nerdwallet.com (financial website; based on local business environment and economic health), 2016)
  - ➔ Manhattan, KS Metropolitan Statistical Area (MSA) - One of the Top Ten Fastest Growing MSA's in the U.S. (*U.S. Census Bureau*, 2013) Manhattan MSA—#3 Best metro for Community Banking (*nerdwallet.com/FDIC* 2013)
  - ➔ Manhattan, KS MSA in top 5% nationally (out of 365 MSA's) for economic & job growth (Area Development, 2012)
  - ➔ Pottawatomie County has an increasingly well-educated population. Percentage of population with an Associate's degree or higher increased from 19.0% to 28.0% between 1990-2010.
- All above information is courtesy of  
Manhattan Chamber of Commerce and  
Pottawatomie County Economic Development Corporation.



# MANHATTAN, KANSAS



# HERITAGE SQUARE NORTH

## LOTS AVAILABLE—MIXED USE DEVELOPMENT



MANHATTAN, KANSAS

LOTS FOR SALE  
AND  
BUILD-TO-SUIT  
LEASES



MEDICAL  
OFFICE  
RETAIL



**Population Includes:**

**Kansas State University**  
20,799+ (2019)

**Ft. Riley**  
7,761+/- (2010)  
(Home of the 1st Infantry Division)

DEMOGRAPHIC INFORMATION			
Data	5 MILES	10 MILES	
POPULATION	49,071	65,836	
HOUSEHOLDS	19,775	27,152	
MEDIAN HH INCOME	\$31,020	---	
AVG HH INCOME	\$65,756.60	\$75,112.18	
TOTAL EMPLOYEES	37,637	43,100	

**KANSAS COMMERCIAL**  
REAL ESTATE SERVICES, INC.

Main: 785.272.2525  
435 S Kansas Ave, Suite 200  
Topeka, Kansas 66603  
[www.KSCommercial.com](http://www.KSCommercial.com)