



**FORMER HARDEE'S**  
4925 S 4th Street, Leavenworth, KS

## LOCATION

4925 S 4th Street, Leavenworth, KS 66048

## AVAILABLE

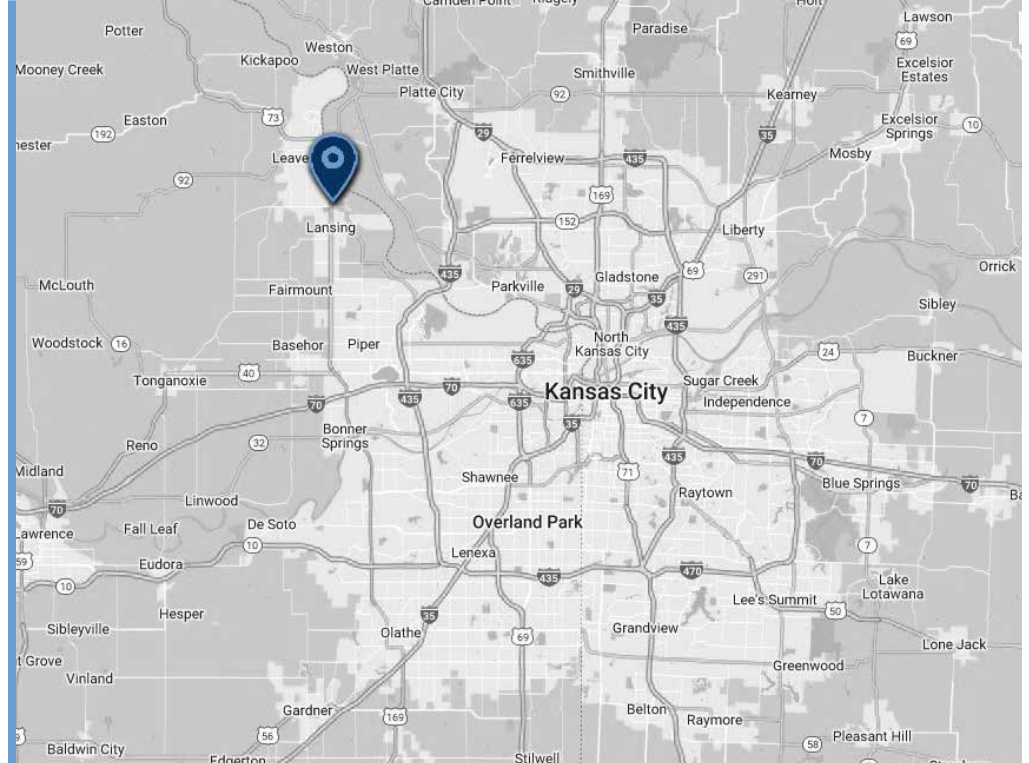
**Former Hardee's**  
Approximately **±2,756 SF**

## SALE PRICE

**\$1,300,000**

## TRADE AREA

Prime location in Leavenworth, KS



## DEMOGRAPHICS

	2023 Population	2028 Population	Median HH Income
1 mile	4,564	4,613	\$54,066
3 miles	27,090	27,300	\$75,586
5 miles	44,712	44,837	\$71,191

## PROPERTY HIGHLIGHTS

- Prime location near adjacent tenants such as Starbucks, Buffalo Wild Wings, Quiktrip, and across the street from Home Depot
- Excellent visibility and access on South 4th Street
- Hoods, coolers, and other kitchen equipment on-site

# CLOSE AERIAL

## 4925 S 4th Street

Chance Barrow  
chance@shawvergroup.com  
816.337.5088

Tim Vi Tran, SIOR CCIM  
tim@ivycommercial.com  
510.213.8883  
CA DRE #01526603



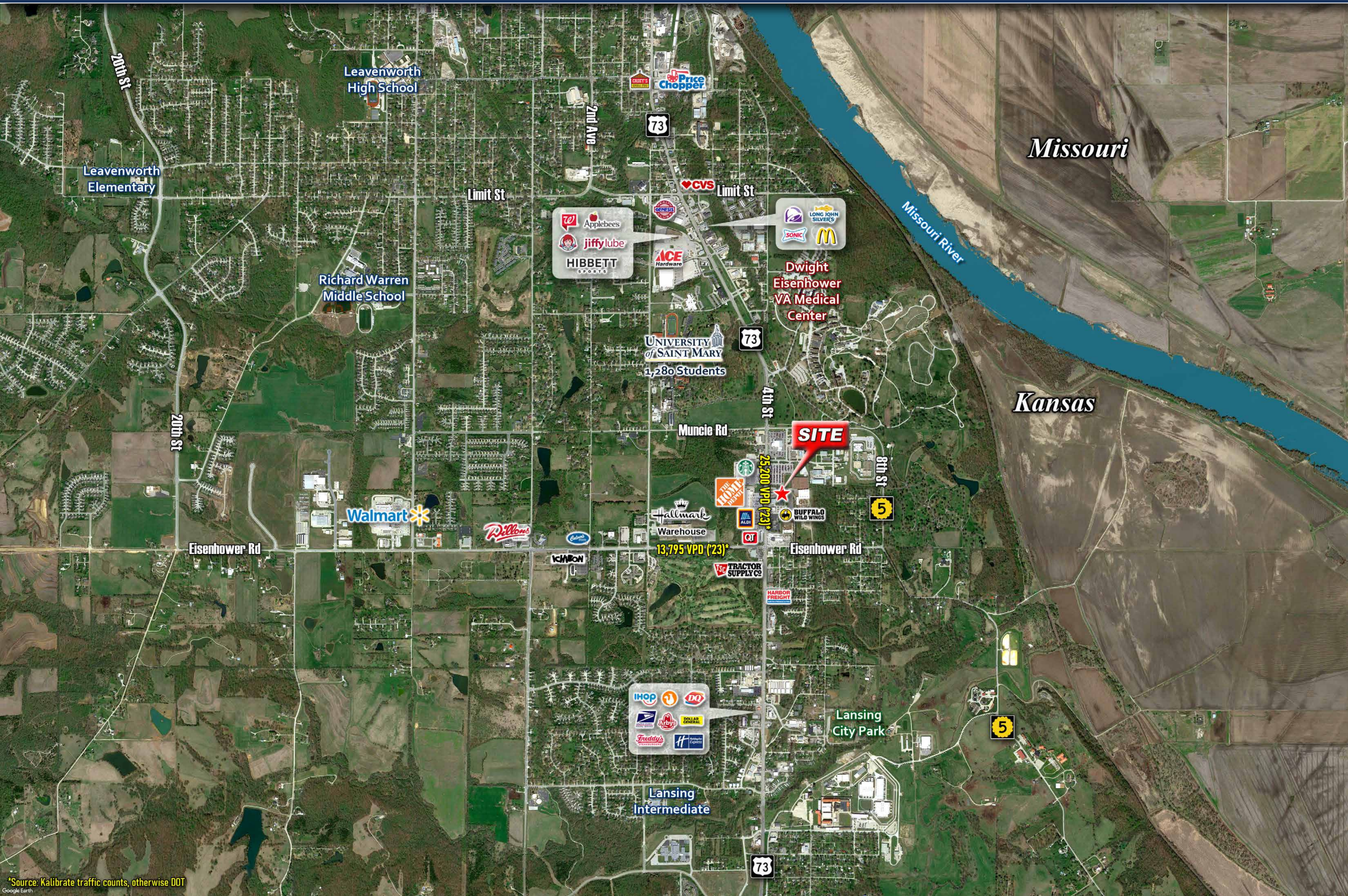
\*Source: Kalibrate traffic counts, otherwise DOT

# WIDE AERIAL

## 4925 S 4th Street

Chance Barrow  
chance@shawvergroup.com  
816.337.5088

Tim Vi Tran, SIOR CCIM  
tim@ivycommercial.com  
510.213.8883  
CA DRE #01526603



\*Source: Kalibrate traffic counts, otherwise DOT  
Google Earth

**PHOTOS**  
4925 S 4th Street

**Chance Barrow**  
chance@shawvergroup.com  
816.337.5088

**Tim Vi Tran, SIOR CCIM**  
tim@ivycommercial.com  
510.213.8883  
CA DRE #01526603

