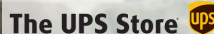


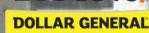


NORTHGATE PLAZA

2804 N BROADWAY
PITTSBURG, KANSAS



BROADWAY (15,200 VPD)



ENDCAP AVAILABLE - ADJACENT TO WALMART

**COMPUTERS
FURNITURE**



**NATIONALTV
SALES & RENTAL**
Rental at its Best!

**ELECTRONICS
APPLIANCES**

2804

OPEN

STORE HOURS
MONDAY-FRIDAY
9:00 AM - 7:00 PM
SATURDAY 9 AM - 4 PM
ALL Businesses
Open Management

EVERYONE'S PRE-APPROVED
JVC



**WILL-SHARP
VISION CENTER**

Home & Pharmacy

Walmart



SCORE
DEVELOPMENT

SHOPPING CENTER RENOVATION COMPLETED SUMMER 2020

BIG LOTS!



| SHOPPING CENTER RENOVATION COMPLETED SUMMER 2020



VERIZON OPENED SUMMER 2020



TRADE AREA/LOCATION

EXCELLENT FUNDAMENTALS, ACCESS, VISIBILITY

WALMART/HOME DEPOT SHADOW CENTER

HIGHEST TRAFFIC COUNTS IN CITY

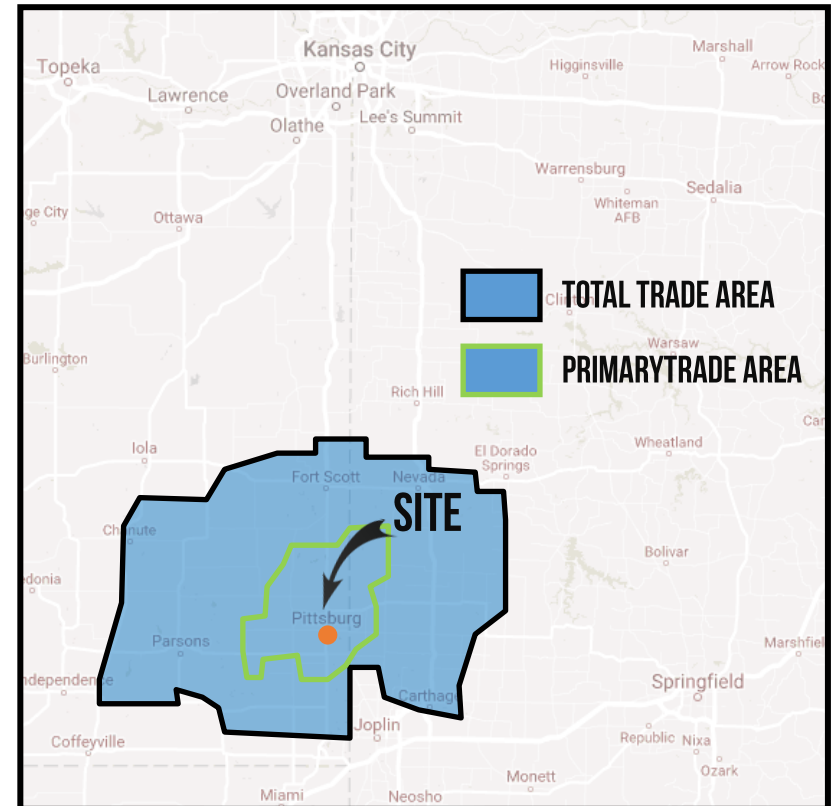
HOME TO PITTSBURG STATE UNIVERSITY

PITTSBURG, KANSAS TRADE AREA

Pittsburg, Kansas is the largest city in Crawford County, as well as the most populous city in Southeastern Kansas, with a trade area population of 45,802. The city is home to Pittsburg State University, a public university with approximately 7,500 students. "Pitt State" has a storied football program, which has produced the most wins in NCAA Division II history.



Pictured: Carnie Smith Stadium, home of Pittsburg State Gorillas football



DEMOGRAPHICS

	5-MILE	PRIMARY TA	TOTAL TA
POPULATION	26,489	45,802	157,626
AVG HOUSEHOLD INCOME	\$58,119	\$48,672	\$50,085
TOTAL HOUSEHOLDS	10,522	18,298	61,912





FOR LEASING INFORMATION:

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