



Flinthills Mall

1632 Industrial Road - Emporia



**Retail
SPACE**

FOR LEASE

Emporia, KS

Regional Mall located in the center of Emporia's exciting and growing commercial district. Anchors include Sutherland Lumber & Dunham's Sports. Other merchants include B&B Theater, Harbor Freight, Bath & Body Works, Bling, Buckle, Claire's, Hibbett Sports, NexTech Wireless, Maurices, Petsense and Shoe Sensation.

Space Available:

Space 1-104

5,000 Sq. Ft.

All information furnished regarding property for sales, rent, exchange, or financing is from sources deemed reliable, but no guarantee is made, or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.

Details:

- Building Size: 252,000 SF
- Zoning: Commercial
- Lease Rate: Negotiable



Clarence Frye

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Weigand-Omega Management, Inc.
333 S. Broadway Ave
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WeigandOmega.com



Flinthills Mall - Suite 1-104

1632 Industrial Road, Emporia, KS 66801

AERIAL VIEW



INTERIOR/EXTERIOR



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Total square footage = 5,000
4,400 SF – Retail
600 SF – Storage/Break area

HVAC's
#1 – Lennox 4-Ton
#2 – Carrier 4-Ton

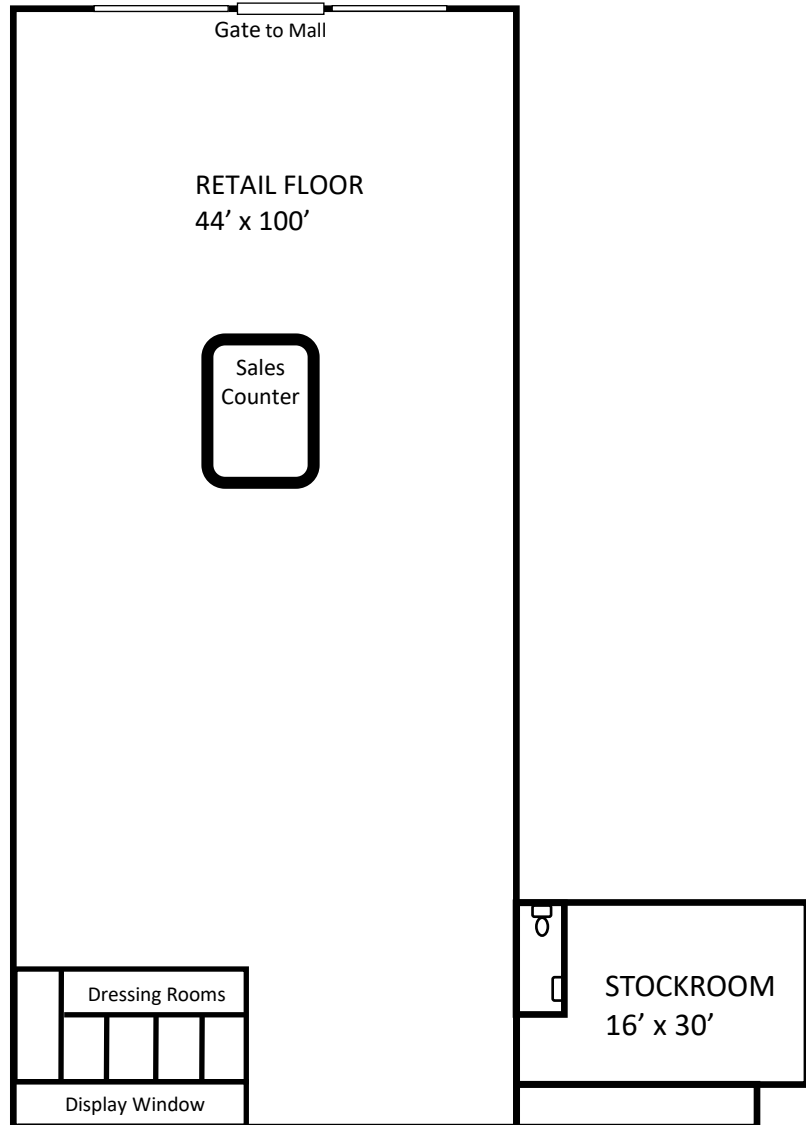
4.7 : 1 Parking ratio

Power:
#1 - 225A 240/120VAC
#2 - 225A 240/120VAC

5 Dressing Rooms

22' x 10' x 4' Walk-In display window facing parking lot.

Industrial Road Frontage – 44'



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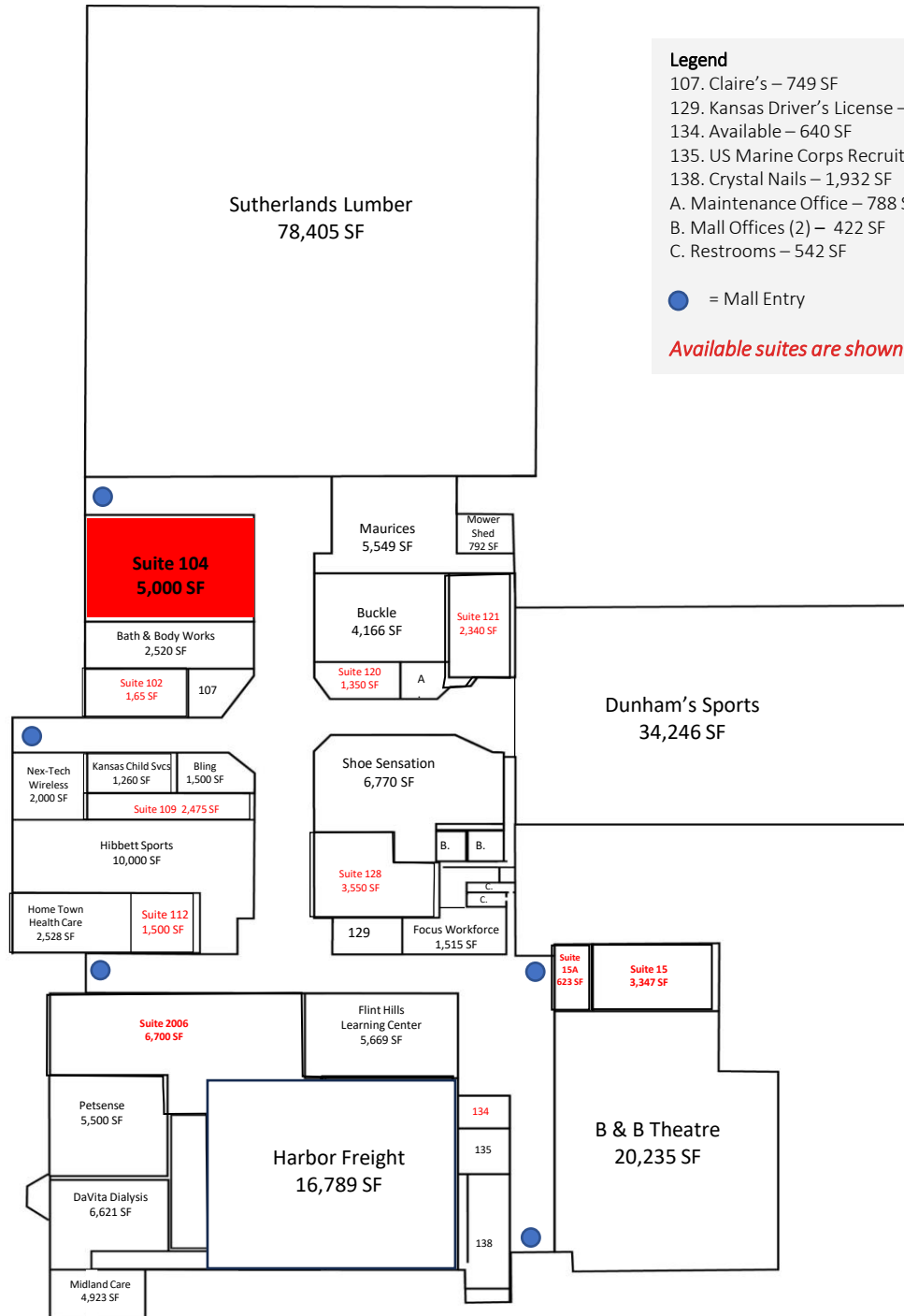
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Scooters Coffee
2,000 SF



Legend

- 107. Claire's – 749 SF
- 129. Kansas Driver's License – 1,008 SF
- 134. Available – 640 SF
- 135. US Marine Corps Recruiting – 677 SF
- 138. Crystal Nails – 1,932 SF
- A. Maintenance Office – 788 SF
- B. Mall Offices (2) – 422 SF
- C. Restrooms – 542 SF

 = Mall Entry

Available suites are shown in red.

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