

MULTI-USE REDEVELOPMENT

Leavenworth, Kansas



LEAVENWORTH PLAZA
3400 South 4th Street, Leavenworth, KS

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**LINK PROPERTY
ADVISORS**

3400 South 4th Street, Leavenworth, KS

PROPERTY FEATURES



STRATEGIC LOCATION & HIGH VISIBILITY

Fourth Street (State Highway 7) is a vital economic and access corridor for the City of Leavenworth. 4th Street is a significant north-south roadway within the Downtown / North Leavenworth Redevelopment area. It provides a strong link from Fort Leavenworth to the north, through downtown, through the south Leavenworth community, through the City of Lansing, to Interstate 70 and the Kansas City Metropolitan Area. The proximity to Fort Leavenworth, currently home to the U.S. Army Combined Arms Center, with an average daily base population of over 21,000.



INCREASED DEMAND IN TRADE AREA

The Primare Trade Area does not have a sufficient supply of retail, food, and services to meet the resident demand. Residents are making at least \$180M in expenditures on retail/entertainment outside the trade area leaving significant market share for Leavenworth retailers.



RESIDENTIAL GROWTH

Recent projects, like the Station Lofts at The Riverfront, have already added hundreds of residential lofts by redeveloping historic buildings, with more projects anticipated. This influx of new downtown residents provides a growing and immediate customer base for local businesses.



INFRASTRUCTURE IMPROVEMENTS

The city is making major infrastructure improvements, including a \$3.1 million Fourth Street reconstruction project and upgrades to roads and storm sewers. These improvements will enhance accessibility and the overall downtown experience for customers landscape and amenities.



INDUSTRY

Industry in Leavenworth includes Hallmark Production Center; Cereia 1 Ingredients, an employee owned specialty ingredients manufacturer; Cubic Global Defense; Great Western Manufacturing; Heatron, Inc., a heating element manufacturer; Northrup-Grumman; and Peruvian Connection clothing manufacturer.



Community on the Rise

Leavenworth, Kansas offers newcomers historical significance and modern living. Known as the "First City of Kansas," Leavenworth is rich in history with landmarks and museums that reflect its past as a pivotal military and trading post. The presence of Fort Leavenworth, one of the oldest active Army posts west of the Mississippi, adds to the city's historical and cultural fabric while contributing to a diverse and dynamic community.

The city offers affordable housing options, a strong sense of community, and a variety of local shops, restaurants, and cultural events.

Leavenworth's proximity to Kansas City provides easy access to urban amenities while maintaining a small-town feel. With good schools, friendly neighborhoods, and a rich historical backdrop,

In response to the new marketplace and changing consumer preferences, the city's primary objective is to spur economic growth while stewarding the collective goals of the vision based on principles of enduring places - authenticity, connectivity, diversity, destination, identity, organization, practicality and sustainability.

Downtown Leavenworth is a community on the rise, the momentum sparking urgency in the redevelopment and revitalization of Downtown/ North Leavenworth. Downtown improvements include enhancing the appearance of the area, pursuing quality redevelopment projects, and strengthening access to, through and within Leavenworth's core area.

The area is experiencing a critical mass of public and private investment that is generating residential growth and future economic momentum, but real estate costs are not yet at a premium. A business can establish itself early to capture the growing local customer base and benefit from incentives, capitalizing on the upward trend before the market fully matures.

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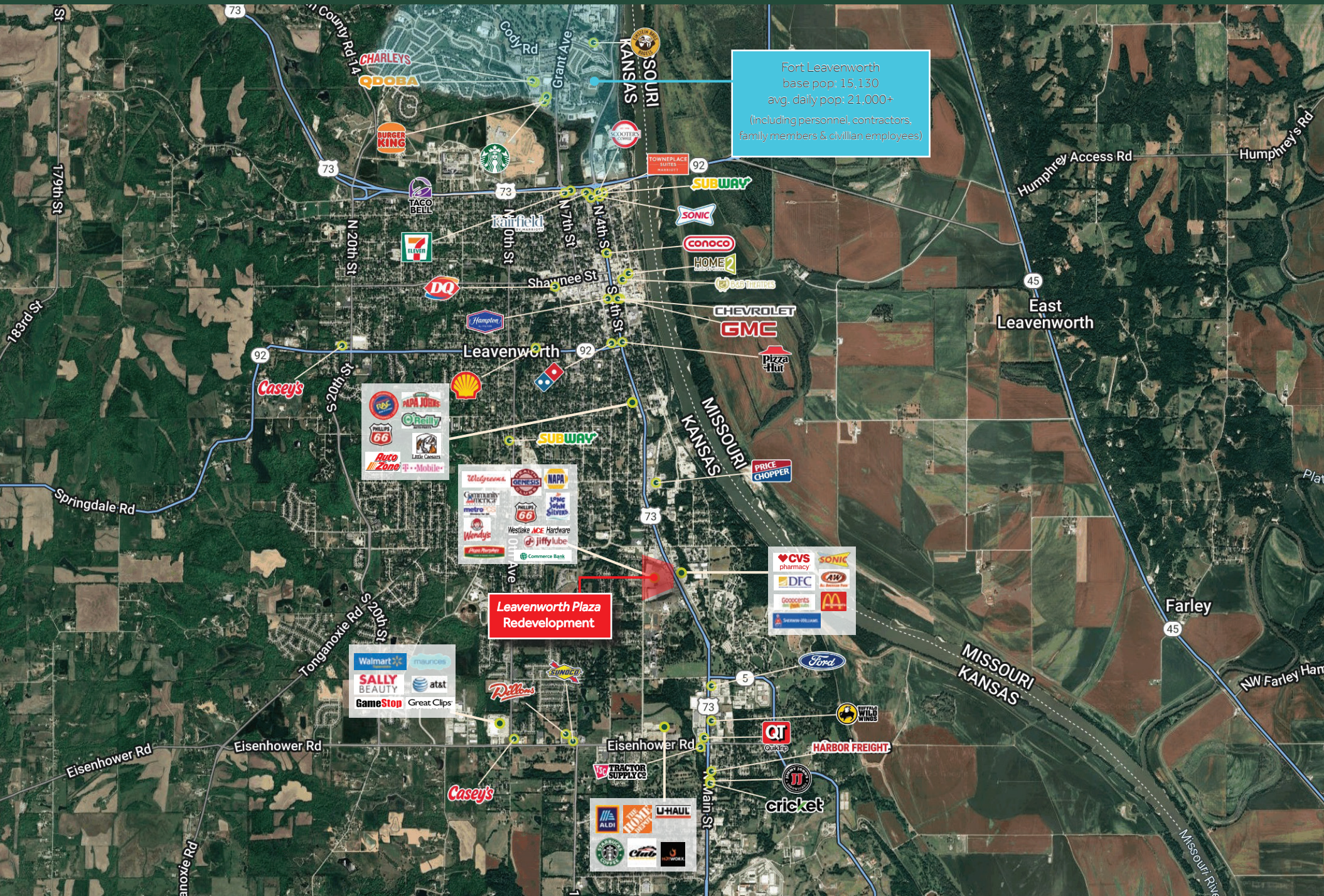
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MARKET AERIAL



3400 South 4th Street, Leavenworth, KS

RETAIL SITE PLAN



LOT	ACRES	SF
Sand Volleyball	2.55	111,114 parcel sf
MED BOX RETAIL		20,000 sf bldg
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MED BOX RETAIL		20,000 sf bldg
MED BOX RETAIL		20,000 sf bldg
APARTMENTS	4.0	174,475 parcel sf
LG BOX RETAIL		54,000 sf bldg
RESTAURANT 1	1.70	72,745 parcel sf
RESTAURANT 2	0.89	38,781 parcel sf
RESTAURANT 3	0.46	20,546 parcel sf
RESTAURANT 4	0.72	31,383 parcel sf
RESTAURANT 5	1.11	38,251 parcel sf
RESTAURANT 6	1.53	66,763 parcel sf
RESTAURANT 7	0.58	24,340 parcel sf
RESTAURANT 8	0.44	19,084 parcel sf

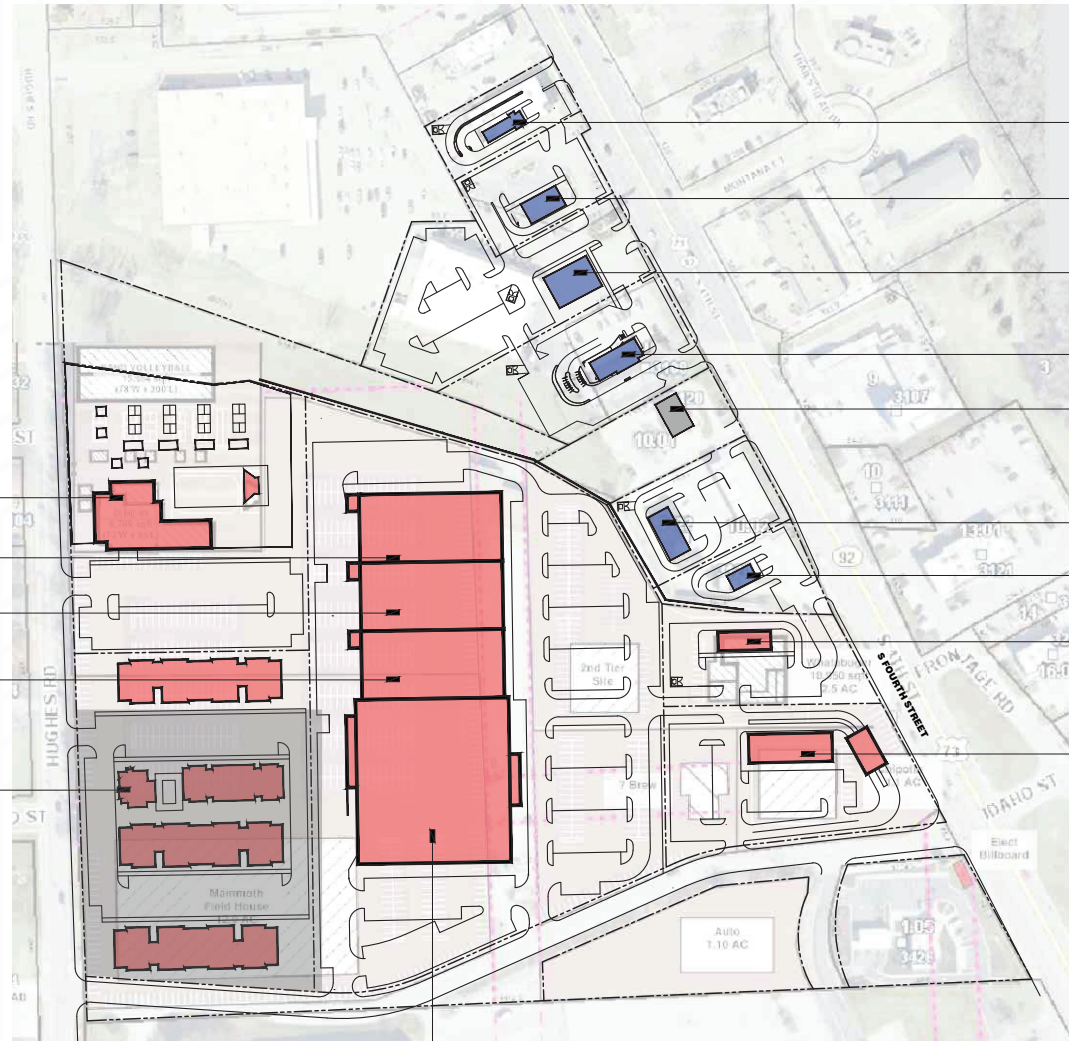
SAND VOLLEYBALL
@ 139,204 parcel sf
@ 3.20 acres

MED BOX RETAIL
20,000 SF BLDG

MED BOX RETAIL
20,000 SF BLDG

MED BOX RETAIL
20,000 SF BLDG

APARTMENTS
3 story buildings
@ 132 rooms
@ 174,475 parcel sf
@ 4 acres



LG BOX RETAIL
@ 54,000 SF BLDG

SITE PLAN

RESTAURANT 8
@ 19,084 parcel sf
@ .44 acres

RESTAURANT 7
@ 25,340 parcel sf
@ .58 acres

RESTAURANT 6
@ 66,763 parcel sf
@ 1.53 acres

RESTAURANT 5
@ 38,251 parcel sf
@ 1.11 acres

CARWASH
Existing

RESTAURANT 4
@ 31,383 parcel sf
@ .72 acres

RESTAURANT 3
@ 20,546 parcel sf
@ .46 acres

RESTAURANT 2
@ 38,781 parcel sf
@ .89 acres

RESTAURANT 1
@ 72,745 parcel sf
@ 1.70 acres

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DOWNTOWN MAP



Places of Interest

1. Fort Leavenworth Visitor's Center, 1 Sherman Ave, 913-684-3600
2. BB Theatres Leavenworth Landing 5, 225 Delaware St, 913-270-2361
3. Performing Arts Center, 500 Delaware St, 913-651-0027
4. Public Library, 417 Spruce St, 913-682-5666
5. Riverfront Community Center, 123 N Esplanade St, 912-651-2203
6. University of Saint Mary, 4100 S 4th St, 800-752-7043

Historic Places

1. CW Parker Carousel Museum, 320 S Esplanade St, 913-682-1331
2. Carroll House Museum - Leavenworth Co Historical Society, 1128 5th Ave, 913-682-7759
3. First City Museum, 743 Delaware St, 913-682-1866
4. Richard Allen Cultural Center & Museum, 412 Kiowa St, 913-682-8772
5. Mount Muncie Cemetery, 1500 N 8th St, 913-727-1935, 9AM - 4PM
6. Leavenworth National Cemetery, 150 Muncie Rd, 913-727-1376, 9AM - 5PM
7. National Fred Harvey Museum, 620 Olive St, 913-682-7947

Hotels

1. Americas Best Value Inn & Suites, 303 Montana Ct, 913-682-0744
2. Fairfield Inn and Suites, 1101 N 4th St, 913-758-9303
3. Hampton Inn, 405 Chocaw St, 913-680-1500
4. Terrace Court, 1550 S 4th St, 913-682-0499
5. Home2Suites, 250 Delaware St, 913-651-8600
6. TownPlace Suites, 1001 N 4th St, 913-297-5400
7. Leavenworth Local, 600 Shawnee St, 913-675-3301

Medical Facilities

1. Saint Luke's Primary Care - Cushing, 1001 6th Ave, 913-651-6565
2. Saint John Hospital, 3550 S 4th St, 913-680-6100
3. VA Medical Center, 4101 S 4th St, 913-682-2000

Government Buildings

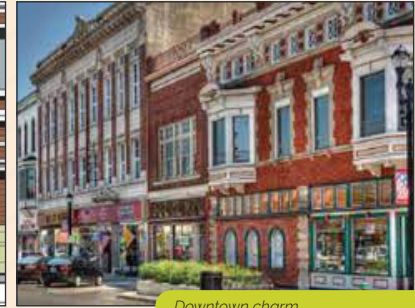
1. City Hall - Tourism Information
2. County Courthouse
3. Justice Center: Police/Sheriff
4. US Post Office
5. United States Penitentiary

Parks & Golf

1. 10th Ave Park/Soccer Fields
2. Stubby Park
3. Brewer Park
4. Buffalo Bill Cody Park
5. Bob Dougherty Memorial Park
6. Havens Memorial Park
7. Hawthorn Park
8. Leavenworth County Club
9. Leavenworth Landing Park
10. North Esplanade Park
11. Ray Miller Park
12. Riverfront Park
13. Sportsfield
14. Union Park
15. Waggin' Tails Dog Park
16. Wollman Park
17. Southside Park
18. Reilly Parkway
19. Haymarket Square
20. Jefferson Park
21. South Esplanade Park



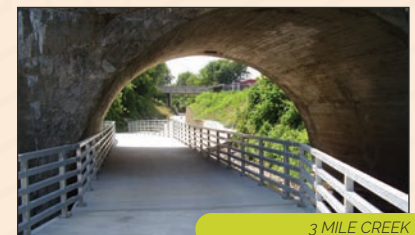
Streetscapes getting a makeover



Downtown charm

CONNECTIVITY

Providing highly identifiable links to, through and within the Downtown/ North Leavenworth. Redevelopment area will enhance cohesiveness and access for the downtown and between the projects and distinct areas envisioned in this plan. This includes developing walkable neighborhoods, districts and projects; promoting multiple modes of transportation throughout the area; creating complete streets that emphasize the relationship between the public and private environments; and defining a hierarchy of wayfinding to tie the entire downtown together into an integrated system of complimentary areas.



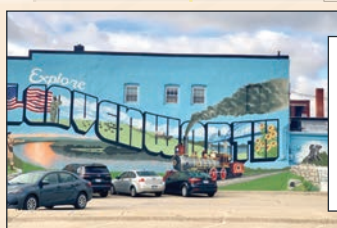
3 MILE CREEK

Recently completed in 2009, the 3 Mile Creek and boardwalk provide enhanced connectivity between Haymarket Square and the riverfront.

Downtown Leavenworth



88/100
walk score



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