



**WOODCREST**  
CAPITAL, LLC

# Freestanding Peabody KS

309 E 9th St | Peabody KS

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**10,574 SF**



- 10,574 SF Freestanding Retail
- Wichita, Kansas MSA
- 2021-Built Former Family Dollar/Dollar Tree
- Excellent Visibility on US-50

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
US-50	4,576 VPD
Walnut St	1,051 VPD



Demographics	1-mile*	3-mile	5-mile
Population	1,162	1,274	1,425
Households	479	525	586
Average HH Income	\$57,573	\$57,788	\$58,013

\* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

\*\* Traffic Count (VPD) data provided by CoStar Group, 2025 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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