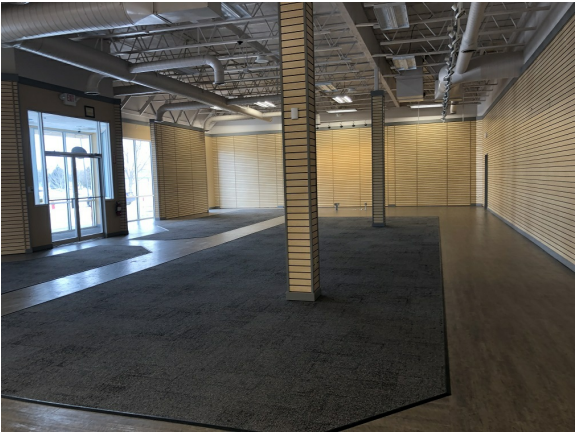


1401 Baptiste Dr.
1401 Baptiste Dr. | Paola, KS | US | Miami County
Available SF: 4,800 | Lease Rate: \$10 | Lease Terms: Triple Net

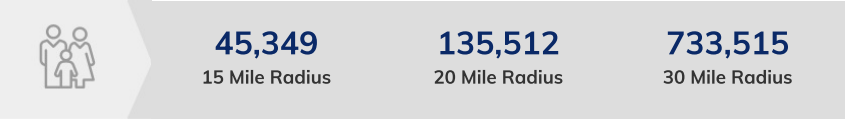


Building Type:	Retail
Available SF:	4,800
Total SF:	4,800
Number of Stories:	1
Expandable:	Unknown
Zoning:	Retail, Commercial
Site Size:	0.00 Acres
Year Built:	2000
Former Use:	Unknown
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Unknown
Floor Type:	Unknown
Lease Rate:	\$10
Lease Terms:	Triple Net
Lease Rate Note:	\$10 psf
Last Updated:	Jul 7, 2021

Property and Area Description

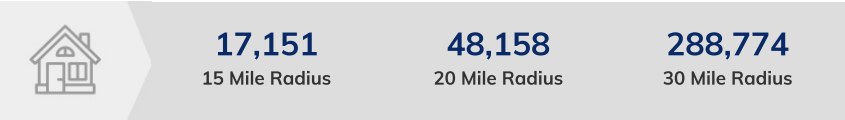
Located half a mile away from Highway 169 and in the heart of busy retail and restaurant area. Asking \$10SF + NNNs (approximately \$4.00SF).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US 169 Highway (2.5 mi.)
Nearest Interstate: I-35 (20 mi.)
Nearest Airport: Miami County Airport (8 mi.)
Nearest Commercial Airport: Kansas City International Airport (62 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Evergy
Natural Gas: Kansas Gas Service
Water: City of Paola
Sewer: City of Paola
Telecommunications: AT&T

Economic Development Contact

Janet McRae

Miami County Economic Development
201 S. Pearl, Suite 202
Paola, KS 66071
(913) 294-4045 | jmcrae@miamicountyks.org

Randi Shannon

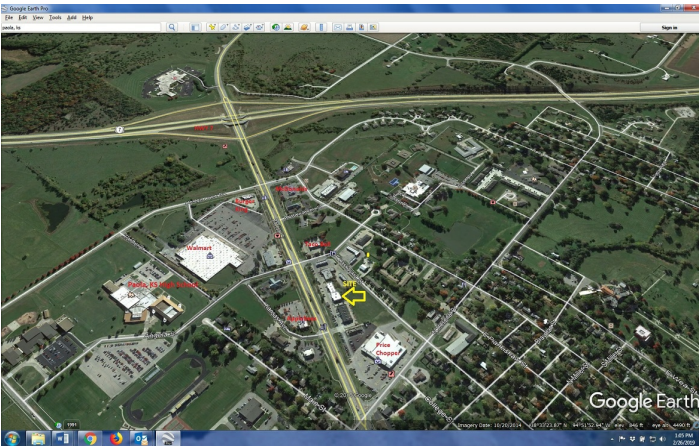
City of Paola
19 E Peoria
Paola, KS 66071
(913) 294-3600 | rshannon@cityofpaola.com

Realtor/Owner Contact

Ryan Wasinger

Fugate Enterprises
(316) 462-5134 | RWasinger@fugate-ent.com

Property Images



**Janet McRae | Economic Development Director | Miami County Economic Development
201 S Pearl, Suite 202 | Paola, KS 66071 | (913) 294-4045 | jmcrae@miamicountyks.org**