

OFFERING MEMORANDUM

RETAIL BUILDING - FOR AUCTION

108-114 S Main St, Hillsboro, KS 67063



ABSOLUTE AUCTION | 13,445 SF | 0.31 ACRES | MEDICAL OR RETAIL USE

CONTACTS

State Broker:
JEFF LOWRANCE

Lange Real Estate
316.218.2814
jlowrance@langere.com

DAN LYNCH

BellCornerstone
315.498.1600
dlynch@bellcornerstone.com

OFFERING MEMORANDUM

108-114 S MAIN ST

Hillsboro, KS 67063

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

108-114 S MAIN ST Hillsboro, KS 67063

The mixed-use facility in the heart of Hillsboro, KS, at 108-114 S Main Street presents an outstanding opportunity for medical office users, retail businesses, or investors. Delivered vacant, the property consists of three buildings with flexible configurations to accommodate various business needs.

The first building at 108 S Main Street (3,273 SF) has been fully renovated into a turnkey medical office, featuring a waiting room, reception area, private exam rooms, doctor's offices, medical equipment rooms, and a break room. The second building at 112 S Main Street (5,944 SF) is a partially completed medical office space, currently in shell condition with many walls installed and painted and electrical and plumbing largely in place. Flooring and dropped ceilings still need to be completed, allowing for customization. This building is connected to 108 S Main Street via an interior breezeway, which could be enclosed for added privacy. The third building at 114 S Main Street (2,032 SF) is an unrenovated retail space featuring an open floor plan, a small office, and rear storage. It has no interior access to the other two buildings.

Hillsboro, known as the gateway to Marion Reservoir Lake, offers excellent connectivity, providing quick access to major cities like Wichita, Salina, Hutchinson, and Emporia, all within an hour's drive. These surrounding cities provide a combined potential customer base of more than one million residents.

Offering a renovated medical office, a second building in partial shell condition, and a flexible retail space, 108-114 S Main Street offers multiple investment, leasing, or owner/user opportunities with a great location in Marion County.

Mennonite Church



MARKET OVERVIEW

Hillsboro, KS



Hillsboro, Kansas, is a small but vibrant community in Marion County, positioned about 50 miles north of Wichita. Its location along U.S. Route 56 provides convenient access to regional economic centers while maintaining a strong small-town identity. Originally founded by Mennonite settlers, Hillsboro retains a deep cultural heritage, which is reflected in its local traditions, institutions, and events. Hillsboro's economy is shaped by a mix of agriculture, manufacturing, and small business development. The area has a strong agricultural presence, with grain production, livestock, and agribusiness serving as economic cornerstones. Manufacturing also plays a key role, with companies like Container Services, Inc. and Hillsboro Industries contributing to the local economy by producing specialized equipment and trailers. Additionally, Hillsboro supports a growing small business sector, with a variety of shops, services, and locally owned enterprises that cater to both residents and visitors. The town's cultural identity is closely tied to its Mennonite roots, which are celebrated annually during the Hillsboro Arts & Crafts Fair and other community events. The historic Pioneer Adobe House and the local museums offer insights into the area's rich history, while Tabor College provides opportunities for arts, athletics, and academic engagement. With its blend of industry, education, and cultural heritage, Hillsboro maintains a strong sense of community while adapting to modern economic and social trends.



POPULATION

City: Hillsboro
2,744

State: Kansas 2.971M

MEDIAN AGE

City: Hillsboro
35.7 Years

State: Kansas 37.2 Years

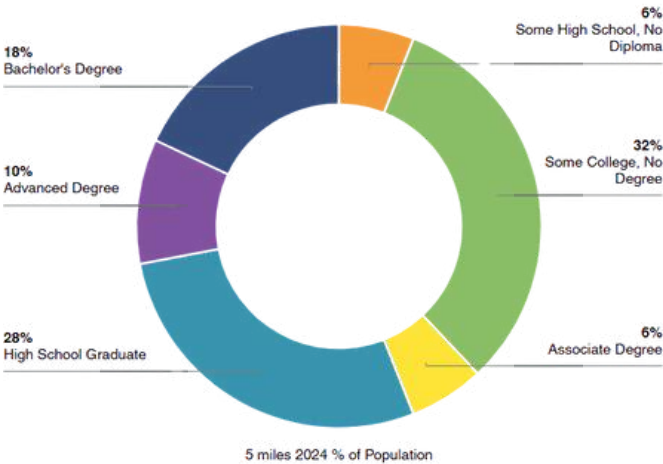
MEDIAN HOUSEHOLD INCOME

City: Hillsboro
\$55,000

State: Kansas \$72,639

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Kansas at large.



2024 STATISTICS

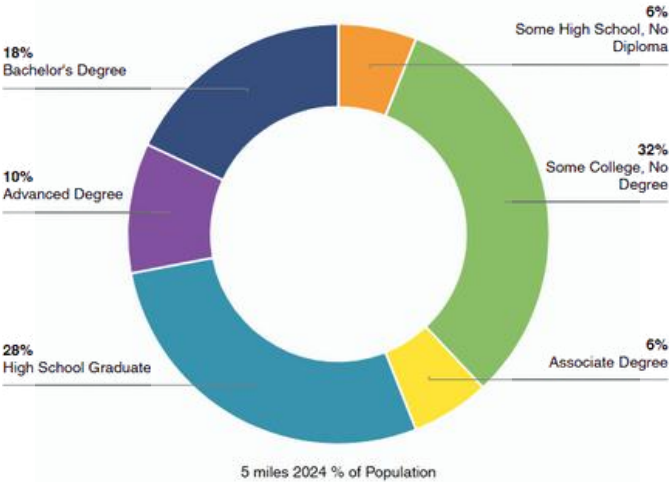
	2 Mile	5 Mile	10 Mile
Population 2024	3,143	3,519	5,153
Total Households	1,159	1,303	1,969
Avg Household Size	2.2	2.3	2.3
Avg Household Income	\$72,830	\$74,517	\$75,883

ECONOMIC INDICATORS

3.6% Hillsboro Unemployment Rate

4.0% U.S. Unemployment Rate

HOUSEHOLDS



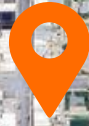
City: Hillsboro
929

State: Kansas 1.161M



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Highway 56 runs east-west through Hillsboro, providing a direct route to McPherson to the west and Marion to the east. It connects to major north-south highways, making regional travel efficient.

Kansas Highway 15 (K-15) runs north-south through Hillsboro, linking the city to Interstate 135 near Newton to the south and U.S. Highway 77 to the north, offering access to Wichita, Salina, and beyond.

Interstate 135 (I-135) is about 20 miles west, accessible via K-15, providing a direct connection to Wichita (to the south) and Salina (to the north).



AIRPORT PROXIMITY

Alfred Schroeder Field Airport (M66): Located immediately adjacent to the west of the fairgrounds in Hillsboro, M66 is a private airport, providing a runway, helipad, and a pilots' lounge with restroom facilities.

Salina Regional Airport (SLN): Located in Salina, about 56 miles northwest of Herington, SLN offers commercial flights and general aviation services.

Wichita Dwight D. Eisenhower National Airport (ICT): Located in Wichita, approximately 50 miles south of Hillsboro, ICT is the closest major airport offering commercial airline services.

SITE OVERVIEW

SITE

Property Type:	Retail
Zoning:	C-1
Parcel Numbers:	057-138- 34-0-30-17-004.00-0 057-138-34-0-30- 17-006.00-0 057-138-34-0-30-17-004.02-0
Year Built/Renovated:	1915, 2019, 2020, 2021
Total SF:	11,249 SF Specialty Medical/Surgical: 5,944 SF General Medical: 3,273 SF Office/Retail: 2,032 SF
Stories:	1
Total Acreage:	0.31 AC
Power:	120/208 3-phase, 4-wire 1200-amp electric service throughout. Generator back-up to the surgical suites.

LEGAL DESCRIPTION

Lots 4, 5, and 6, and the North 19 feet of Lot 6, Block 11,
Original Town, City of Hillsboro, Marion County, Kansas.

ZONING: C-1

CENTRAL BUSINESS DISTRICT

The “C – 1” Central Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. Principal permitted uses include department stores, apparel stores, general retail sales and services, and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the economic level of the primary shopping district.

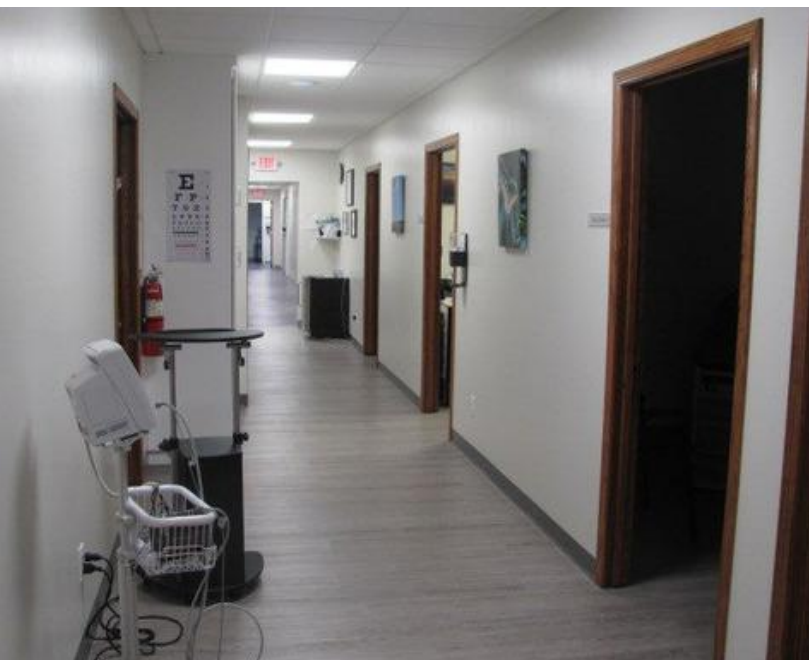
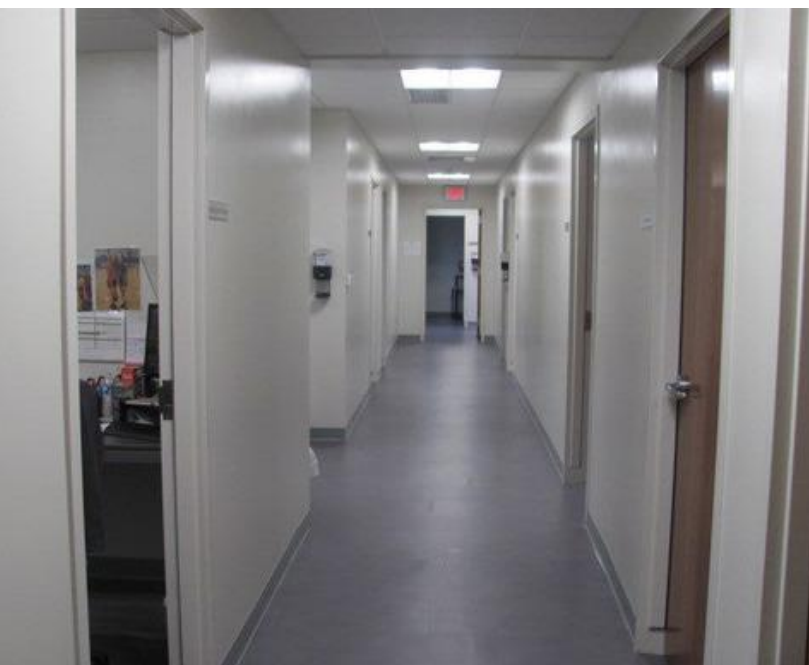
Permitted Uses include antique shops, apparel stores, art stores and studios, bakery and pastry shops, banks, churches, day care centers, florists, gun shops, and other various commercial uses



PARCEL MAP











5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***



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