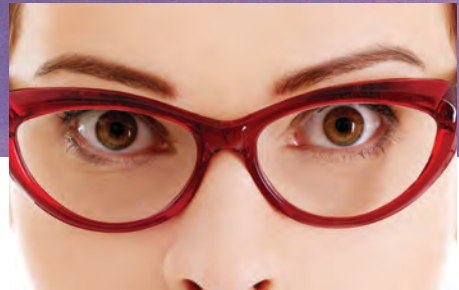


RE-IMAGINED



RE-IMAGINED

Re-imagined...that describes not only Candlewood Center, but the Manhattan community as a whole. Fastest growing, youngest population, one of the most educated populations, healthiest population...all apply to Manhattan.

With the building of the National Bio and Agro-defense Facility (NBAF) the world's animal science companies are looking at Manhattan as a location that requires their presence. This driving force is rapidly changing the dynamics of the community.

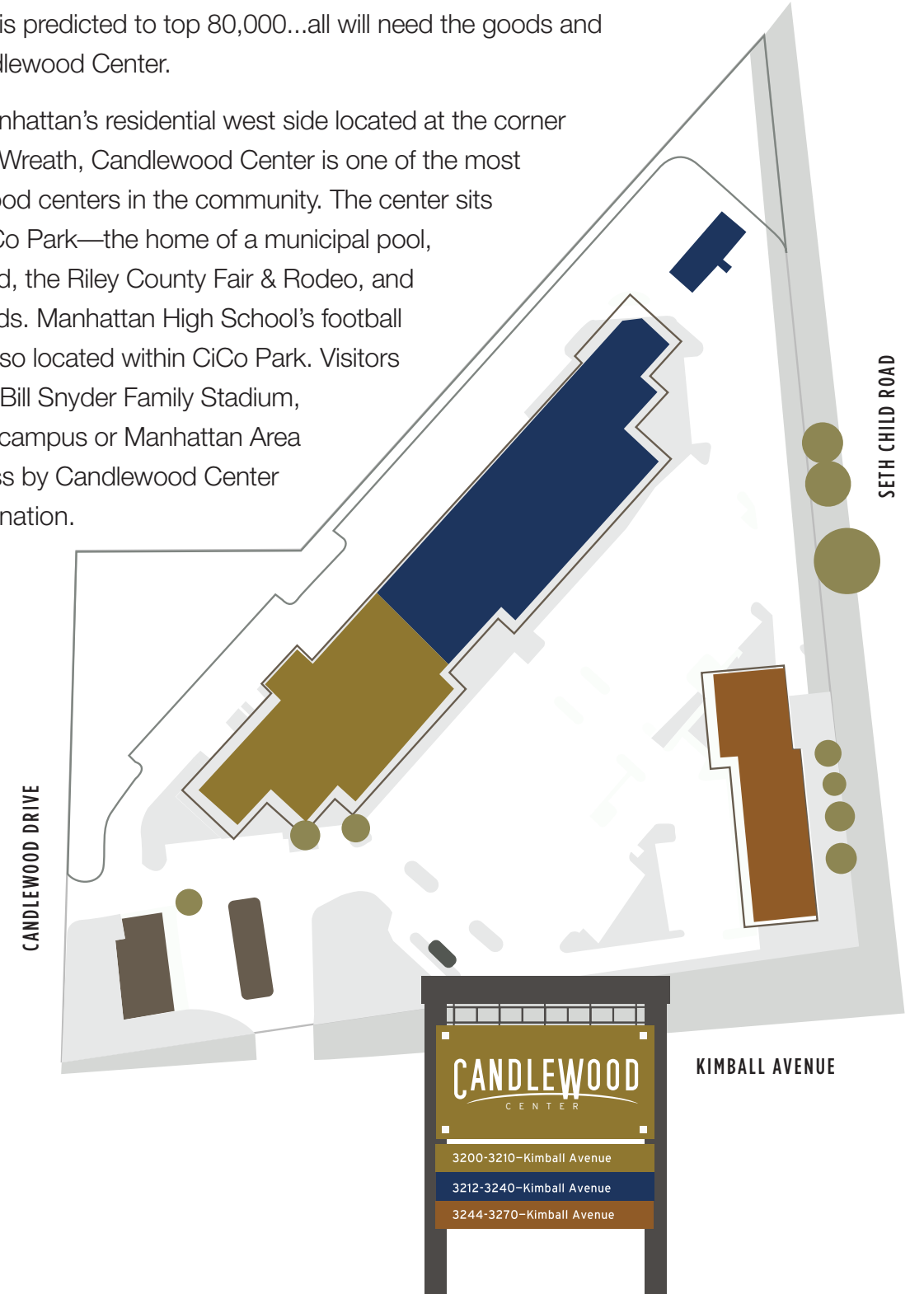
By 2025 the population is predicted to top 80,000...all will need the goods and services located in Candlewood Center.

At the crossroads of Manhattan's residential west side located at the corner of Seth Child Road and Wreath, Candlewood Center is one of the most highly visible neighborhood centers in the community. The center sits immediately north of CiCo Park—the home of a municipal pool, walking trails, playground, the Riley County Fair & Rodeo, and softball and baseball fields. Manhattan High School's football and track stadium are also located within CiCo Park. Visitors from the west driving to Bill Snyder Family Stadium, the K-State Foundation campus or Manhattan Area Technical College all pass by Candlewood Center on the way to their destination.



Candlewood Center is located immediately north of Manhattan's CiCo Park on Manhattan's west side. Surrounded by established neighborhoods and multiple apartment complexes, Candlewood offers access to residents as well as visitors and employees on their way to K-State's nearby Bill Snyder Family Stadium, Bramlage Coliseum, the K-State Foundation Office Complex, the K-State campus and eventually the NBAF facility. Manhattan Area Technical College is also nearby.

Candlewood is a go-to destination and home to a mix of tenants—from a gas station/convenience store to multiple service professional and retail businesses. Candlewood is also home to one of Manhattan's premier breakfast-lunch restaurants.



RE-IMAGINED

RE-IMAGINED

# CANDLEWOOD CENTER

## CANDLEWOOD CENTER TENANTS—2023

### HEALTH / WELLNESS

- Accord Hospice of Manhattan LLC**  
3246 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 376-0346
- Candlewood Health Mart Pharmacy**  
3254 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 776-4100
- Chase Life Chiropractic**  
3230 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 775-1775
- Hanger Clinic**  
3244 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 537-8897
- Insights Eyecare**  
3260 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 776-2255
- MHK Dental, LLC**  
3200 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 537-2800
- Top Shelf CBD**  
3252 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 517-2996

### SHOP

- Candlewood Frame Shop**  
3232 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 776-4910
- Dara's Corner Market**  
3270 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 539-3783

### EAT & DRINK

- Candlewood Liquor Store**  
3256 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 539-6533
- Early Edition**  
3210 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 539-3255
- Pizza Hut**  
3268 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 539-7447

### SERVICES

- Brian Green Allstate Agency**  
3202 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 539-0546
- Blessed Hands Braiding**  
3250 Kimball Ave  
Manhattan, KS 66503  
Phone: (913) 351-7638
- Candlewood Veterinary Clinic**  
3262 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 539-0537

### SERVICES

- Commerce Bank**  
ATM  
Manhattan, KS 66503  
Phone: (800) 453-2265
- Garber Surveying Service, P.A.**  
3206 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 313-1655
- Ivy Hair Studio**  
3204 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 517-3493
- Kansas Guardianship Services**  
3248 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 587-8555
- The Local Desk Co-Working**  
3266 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 560-2545
- Manhattan Entertainment Co.**  
3236 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 202-0394

- PrairieStone**  
3224 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 776-1697
- Sylvan Learning Center**  
3208 Kimball Ave  
Manhattan, KS 66503  
(913) 370-4155
- StudioWAX, LLC**  
3218 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 477-0230
- Wild & Blooming**  
3214 Kimball Ave  
Manhattan, KS 66503  
Phone: (785) 307-6116

### SPACE AVAILABLE FOR LEASE

- 3212 Kimball Ave., \_\_\_\_\_ 146 sf
- 3240 Kimball Ave., \_\_\_\_\_ 3,300 sf
- 3226 Kimball Ave., \_\_\_\_\_ 2,662 sf
- 3216 Kimball Ave., \_\_\_\_\_ 4,089 sf



Candlewood —at the crossroads of Manhattan’s residential west side

Manhattan—56,500 people call it home, 123,000 live in the tri-county area

Manhattan—fastest growing community, with Kansas’ youngest population

### LEASING INFORMATION

Call Emily Bartling at (785) 776-3010 for information on current vacancies.

