

INVESTMENT OPPORTUNITY

Address: 325 S Ridge Rd, Wichita, KS 67209

NNN LAND LEASE INVESTMENT

SEVEN BREW DRIVE THRU COFFEE - HIGH TRAFFIC AREA - WICHITA, KS



Property Details:

Sale Price: \$1,700,000.00

Lot Size: 18,891 +/- SF

Building Size: 1,600 +/- SF

Year Built: 2024

Cap Rate: 6%

Current NOI: \$102,000.00

Rent Commencement: At Closing

Initial Lease Term: 15 Years

Property Highlights

- Located on the SW/c of Ridge Rd and Maple St
- 15 years remain on Absolute NNN Lease
- 8% rent increases every 5 years
- New Construction
- Opened September 2024
- Traffic Count at S Ridge Rd and West Maple St:
Over 45,000 vehicles per day



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Jake Steven, ALC
316.708.5960

jake@reecenichols.com

John Rupp, ALC
316.250.5198

johnrupp@reecenichols.com

Reese Bayliff
316.258.6062

rbayliff@reecenichols.com





RUPP|STEVEN

INVESTMENT OPPORTUNITY

Address: 325 S Ridge Rd, Wichita, KS 67209



Demographics	1 Mile	3 Mile	5 Mile
Population	6,341	58,474	163,505
Avg HH Income	\$71,556	\$80,116	\$90,856

