



TRACY STREET OUTPARCEL

MAPLE & TRACY, S. OF SE/C, WICHITA, KS 67209

FOR SALE \$4.00/SF

SITE SIZE 66,492± SF (1.5± A)
(APPROX. 292' OF DEPTH)

UTILITIES AVAILABLE TO SITE

ZONING LIMITED INDUSTRIAL

TRAFFIC COUNTS

MAPLE & TRACY ST. 18,833 VPD
MAPLE & WEST ST. 31,038 VPD

PROPERTY HIGHLIGHTS

- Outparcel available for sale along Tracy St. near Maple.
- Exact site size subject to a formal survey.
- Approx. 338' of frontage on Tracy.
- Close proximity to West St.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,185	66,675	193,750
AVG. HH INCOME	\$60,107	\$66,122	\$78,021
MEDIAN AGE	34.0	35.6	36.0

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WEIGAND
COMMERCIAL

AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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