



LANDMARK
COMMERCIAL

HIGHTOUCH
TECHNOLOGIES

NEW YORK LIFE

FOR SALE

HIGH TOUCH BUILDING

110 S MAIN ST, WICHITA, KS 67202

CRAIG SIMON, CCIM | 316.204.0150 | www.landmarkrealestate.net

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

AERIAL

[CLICK HERE TO SEE VIDEO TOUR](#)



 LANDMARK
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REAL ESTATE

PROPERTY SUMMARY

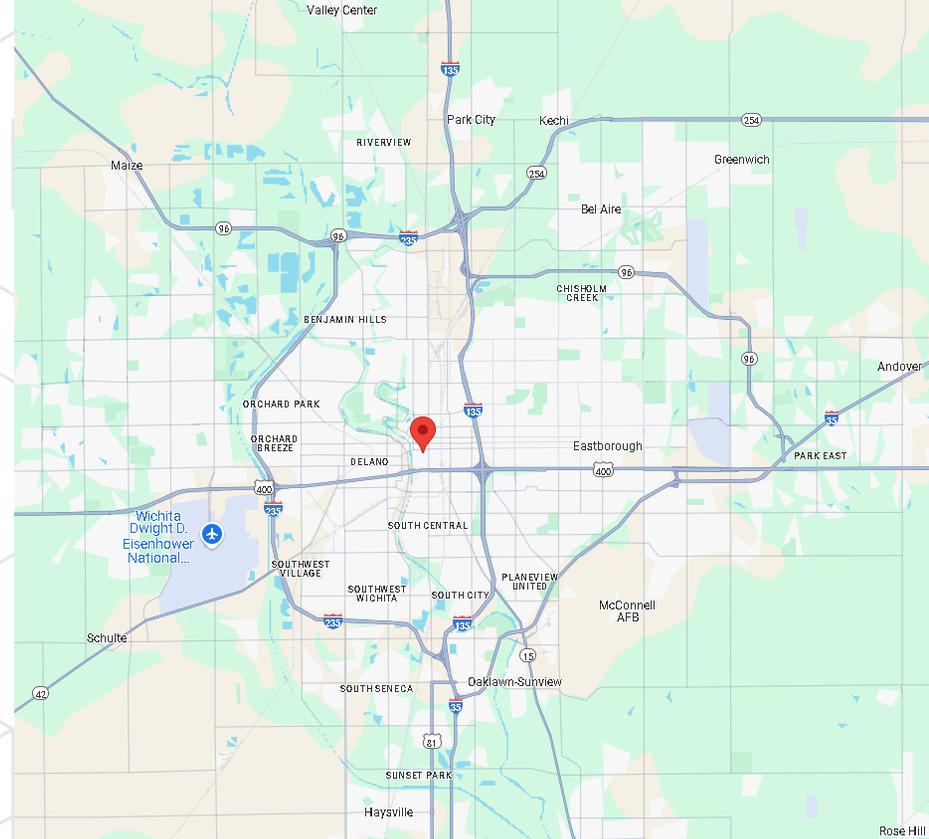
SALE PRICE	\$4,300,000
TOTAL BUILDING SIZE	114,770 SF
TRAFFIC COUNT	14,496 VPD on Douglas
ZONING	Commercial Business District (CBD)
TAXES	Generals: \$10,366.71 Specials: \$125
LAND SIZE	0.24 Acres
FLOOR PRINT	10,000 SF X 10 Floors

HIGHLIGHTS

- Residential Redevelopment Opportunity
- Quick access to the rest of Wichita due to it's proximity to Kellogg/U.S. 54
- Great for multi-family use, and one block down the street from the new WSU Medical Campus
- Within walking distance of Intrust Bank Arena, the River Pedestrian & Bikepath, the Orpheum Theatre, Delano District, Naftzger Park, Century II, Riverfront Stadium, and many more iconic spots in Wichita
- WSU Tech — Niche, Lottē, and AVI Seabar & Chophouse are all situated in the area linking Delano District and Old Town, within easy walking distance, offering convenience without the noise and congestion of the busier downtown area

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,827	103,584	222,432
HOUSEHOLDS	4,350	44,083	92,276
AVG HH INCOME	\$56,894	\$62,550	\$66,201



DEMOS



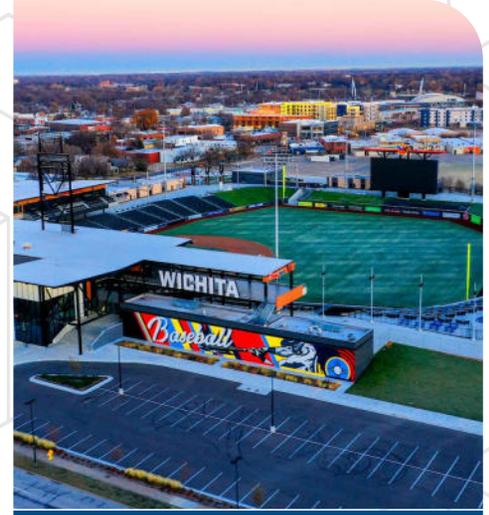
Keeper of the Plains/Arkansas River
1 Miles/5 Mins away



WSU Biomed Campus
0.2 Miles/2 Mins away



Intrust Bank Arena
0.6 Miles/3 Mins away



Wichita Wind Surge Stadium
0.7 Miles/3 Mins away



871,522

is the projected population growth in the Wichita Metropolitan Area by 2035



\$65,900

is the approximate average household income in Wichita



Over 27,000

jobs are located in and around the airport area



14,496 VPD

is the average traffic count on Douglas Ave

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PARKING



14 STALLS ON SITE

I. INTRUST PARKING GARAGE/110 E DOUGLAS

- 400 Spaces
- Monthly Parking, \$60.00

II. CENTURY II LOTS

- 76 Spaces, Metered Parking
- \$0.25 for 30 mins

III. MARKET & WILLIAM PARKING GARAGE/215 S. MARKET

- 434 Spaces
- 16 ADA Spaces
- Monthly Parking \$50.00 per

ABOUT WICHITA



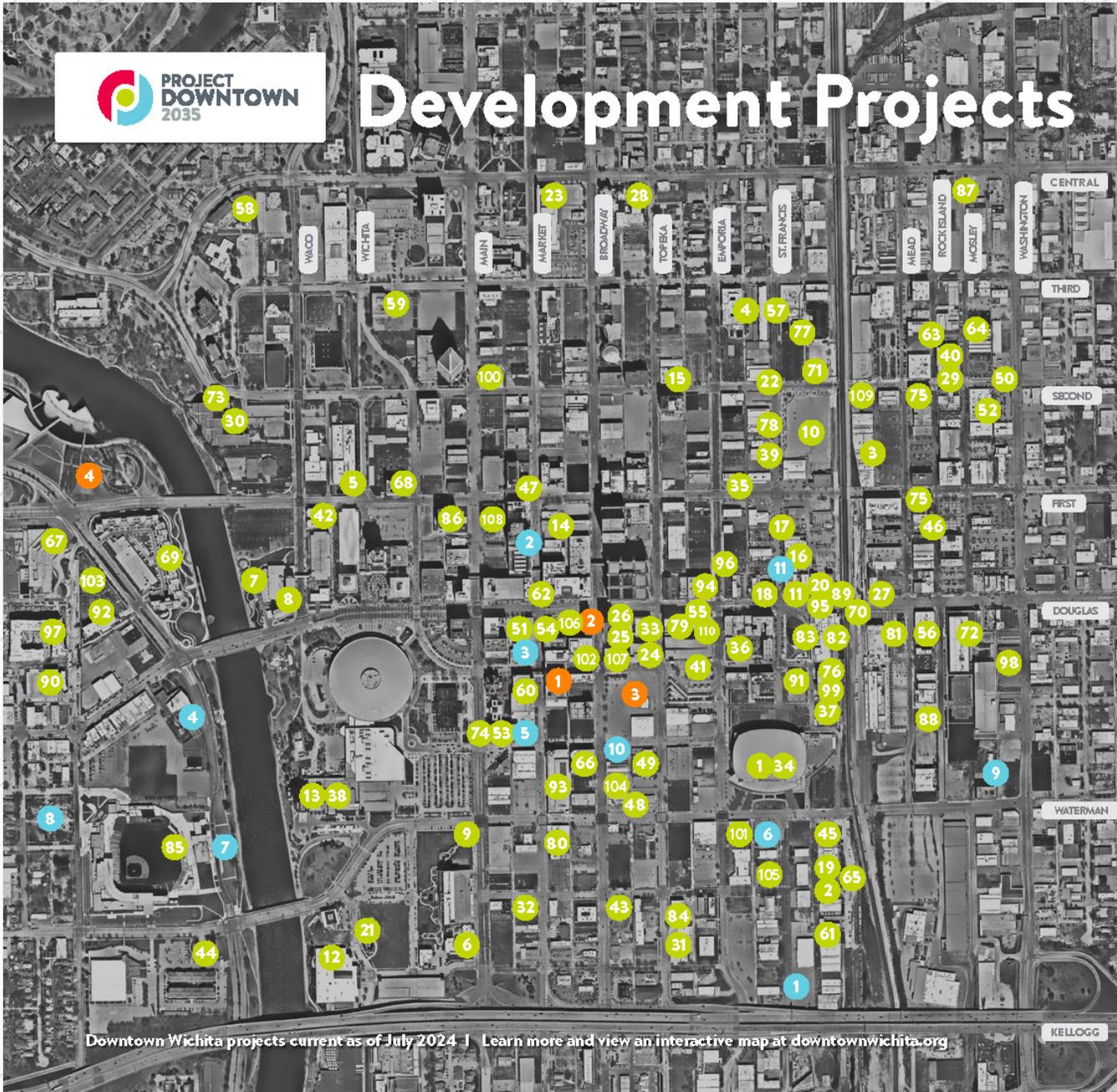
Wichita, Kansas offers the perfect balance of vibrant city life and Midwest charm, making it an attractive destination for out-of-state buyers. As the largest city in the state, Wichita is known for its affordable cost of living, thriving aerospace and healthcare industries, and a revitalized downtown that blends historic character with modern amenities. Residents enjoy a dynamic arts and cultural scene, a wide array of dining options, and access to over 100 parks and miles of scenic trails. With ongoing development, a welcoming community, and strong economic fundamentals, Wichita presents an exceptional opportunity for those looking to invest in quality living without the high price tag of coastal cities.

Click here
to see more about
Downtown Wichita

DOWNTOWN DEVELOPMENT



Development Projects



To see a full list of all projects completed since the adoption of Project Downtown: The Master Plan for Wichita, visit DowntownWichita.org.

Projects 98-110 Recently Completed

All completed projects (1-110) listed on back

- 98. TEC Systems & Cornerstone Data Renovations Cost - N/A
- 99. MoDig Headquarters Renovations Cost-N/A
- 100. The Baltimore Cost - N/A
- 101. Arena Pointe Office Building Cost - N/A
- 102. Kansas Health Science Center Cost - \$80 million
- 103. Molas Cafe (Delano Catalyst Site) Cost - N/A
- 104. SPT Architecture 312 S. Broadway Renovation Cost - N/A
- 105. The Hudson St. Francis Cost - N/A
- 106. Chester I. Lewis Reflection Square Park Cost N/A
- 107. WSU Tech National Institute for Culinary & Hospitality Education Cost - N/A
- 108. The National Cost - \$21.3 million
- 109. HiTone Lofts Renovations Cost - \$8 million
- 110. Douglas & Emporia Building Renovations (Keycentrix) Cost - N/A

Projects Under Construction

- 1. Sutton Place Renovations (KHSC-KansasComHousing) Cost - N/A
- 2. Broadway Plaza AC Marriott Hotel Cost - N/A
- 3. Wichita Biomedical Campus Cost - N/A
- 4. Exploration Place: Amphitheater and Destination Playscape Cost - N/A

Projects In Planning

- 1. St. Francis and Commerce Street Improvements Cost - N/A
- 2. 125 N. Market Cost - N/A
- 3. Kingdom Building Cost - N/A
- 4. Riverfront Village Cost - \$127 million
- 5. Fidelity Bank Office Tower (Phase 2) Cost - \$35 million
- 6. Arena Pointe East Cost - N/A
- 7. Ballpark Mixed-Use Cost - N/A
- 8. Wichita Transit Multi-modal Facility Cost - N/A
- 9. Waterman & Washington Cost N/A
- 10. The Arnold Cost - N/A
- 11. The Washburn Cost - N/A

Downtown Wichita projects current as of July 2024 | Learn more and view an interactive map at downtownwichita.org

1st Floor



4th Floor



5th Floor



7th Floor



10th Floor





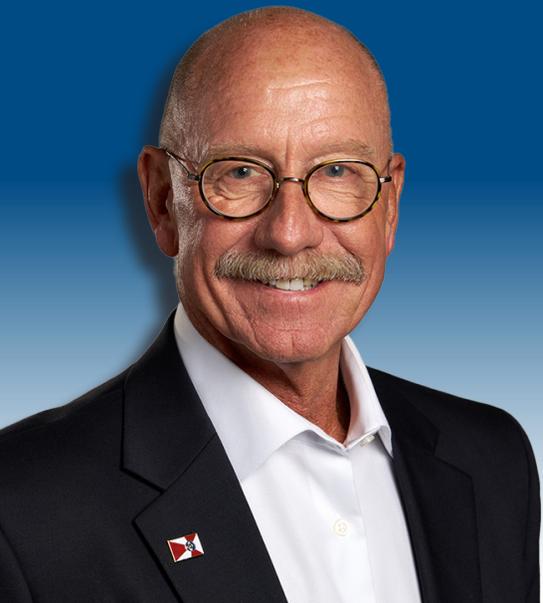
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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

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