

# FOR SALE



## COMMERCE ST. BUILDING WITH PARKING FOR SALE

614 - 622 S Commerce St, Wichita, KS 67202

### PROPERTY INFO

 **SALE PRICE**  
\$1,350,000

 **BUILDING SIZE**  
20,990 SF

 **LOT SIZE**  
56,564 SF

 **ZONING**  
Central Business District

 **2024 TAXES**  
\$12,612.73

### HIGHLIGHTS

- Ample space to accommodate both customers and employees
- Prime downtown location with high visibility
- Versatile space for retail, office, or mixed-use
- Surrounded by vibrant shops, dining, and entertainment
- Excellent foot traffic and easy access to highways
- Located in Wichita's growing downtown
- Flexible layout to suit various business needs
- Great investment in a thriving area

### CONTACT

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# AREA NEIGHBORS



## NEIGHBORING BUSINESSES

- Soon-To-Be KU-WSU biomedical campus
- Greater Wichita Partnership
- The Epic Center
- Sedgwick County Courthouse
- Commerce Bank
- INTRUST Bank
- Evergy
- Fidelity Bank
- Century II
- Wells Fargo Advisors
- Hilton Garden Inn
- PEC
- Union Station
- Murdock Companies Inc
- Wichita Business Journal
- KETCH
- Shelden Architecture
- The Hudson
- 360ideas
- The IMA Financial Group



## DEMOGRAPHICS

1 Mile      3 Miles      5 Miles



## DAYTIME POPULATION

36,787      130,203      273,784



## NO. OF HOUSEHOLDS

4,457      44,698      92,141



## NO. OF BUSINESSES

2,528      5,781      10,190



## TRAFFIC COUNT

Kellogg: 104,000 VPD

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