



# HIGH TRAFFIC LOCATION NEXT TO I-135

**FOR SALE** 1410 E BROADWAY CT, NEWTON, KS 67114

|                      |   |
|----------------------|---|
| <b>SALE PRICE</b>    | \$350,000                                     |
| <b>BUILDING SIZE</b> | 2,107 SF                                      |
| <b>LOT SIZE</b>      | 30,492 SF                                     |
| <b>YEAR BUILT</b>    | 2011  |
| <b>ZONING</b>        | C-2   |
| <b>PARKING</b>       | 37 Spaces                                     |
| <b>TAXES</b>         | Generals: \$10,297.72<br>Specials: \$5,006.02 |

## PROPERTY HIGHLIGHTS

- Walk-in freezer and refrigerator.
- Large hot water tank.
- Exhaust hood, dishwasher and sinks in place.
- Specials account for sewer, water, and street.
- Great building in great location.

## AREA RETAILERS INCLUDE



## DEMOGRAPHICS

|                | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------|----------|----------|----------|
| Population     | 3,520    | 19,082   | 21,160   |
| Avg. HH Income | \$78,772 | \$88,535 | \$89,893 |
| Median Age     | 42       | 42       | 42       |

## TRAFFIC COUNTS

|                  |            |
|------------------|------------|
| Broadway & I-135 | 30,214 VPD |
|------------------|------------|

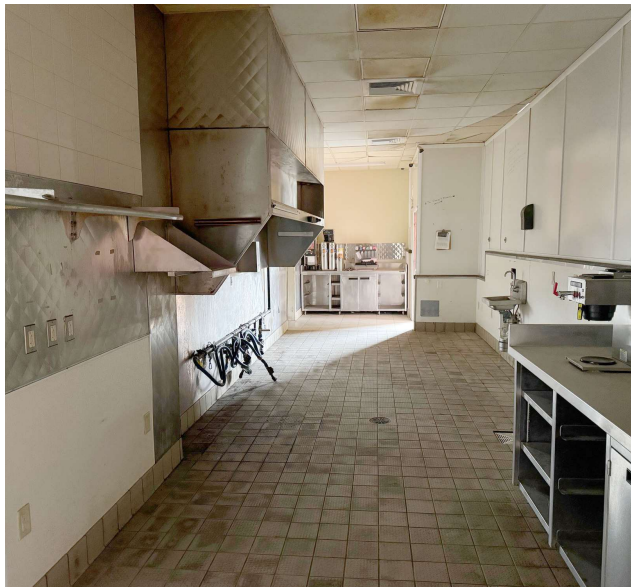


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**WEIGAND**  
COMMERCIAL

## ADDITIONAL PHOTOS



Mike Weber | 316.292.3959 | mweber@weigand.com

**Weigand Real Estate - Commercial**  
150 N. Market St., Wichita, KS 67202  
Weigand.com

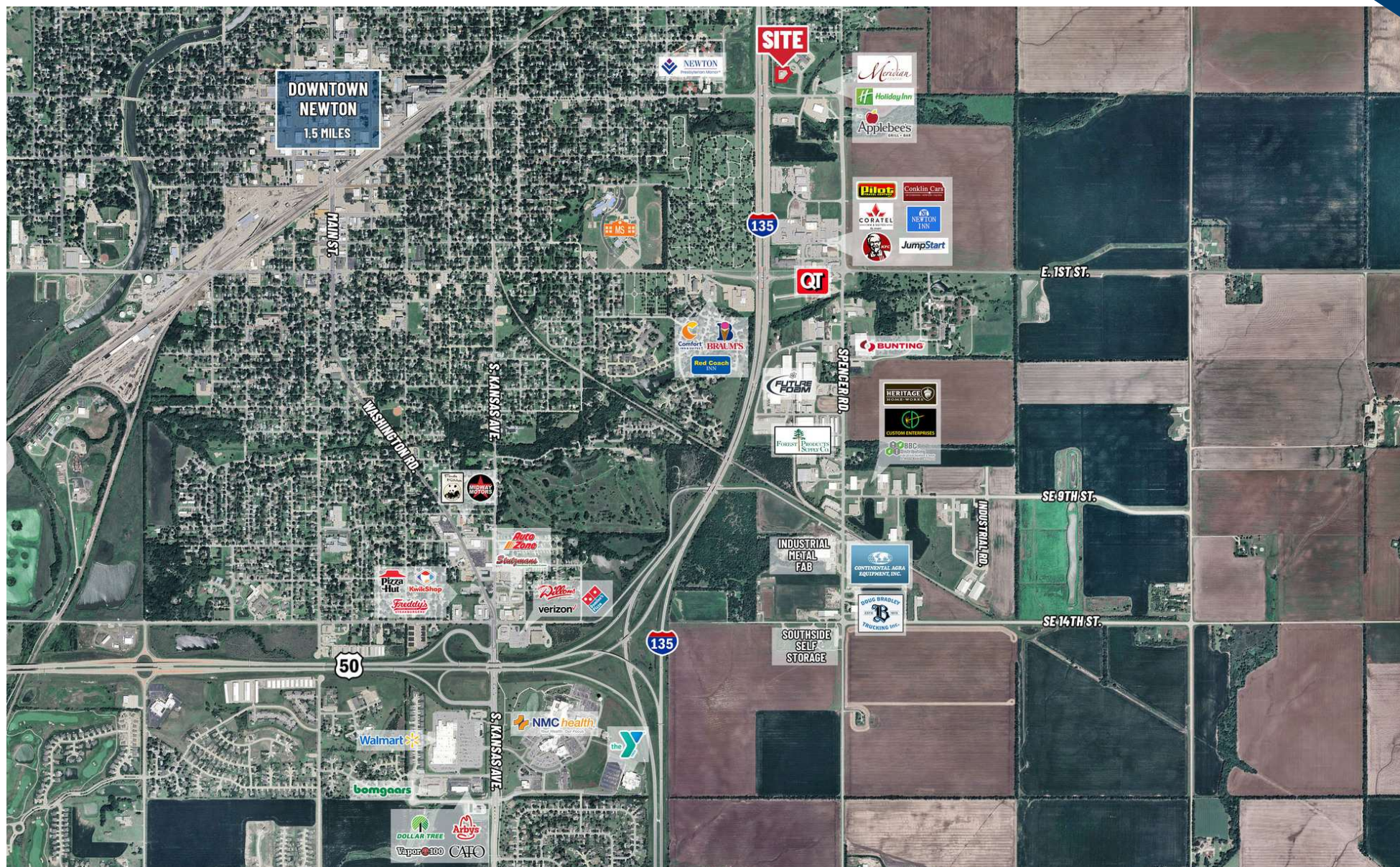


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## AERIAL VIEW



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