

# BRICKTOWN CENTER

PROPERTY FOR SALE

2035 N Rock Road, Wichita, KS 67206



## PROPERTY DESCRIPTION

- Fully Leased
- High Quality Tenants
- Low Maintenance Center



**JON CYPHERT**  
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## OFFERING SUMMARY

<b>Sale Price:</b>	\$5,000,000
<b>Number of Units:</b>	4
<b>Lot Size:</b>	1,922,564,160 SF
<b>Building Size:</b>	15,241 SF
<b>NOI:</b>	\$385,141.00
<b>Cap Rate:</b>	7.7%

## DEMOGRAPHICS

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	3,733	68,180	159,220
<b>Total Population</b>	7,901	149,085	353,524
<b>Average HH Income</b>	\$91,771	\$72,412	\$63,471



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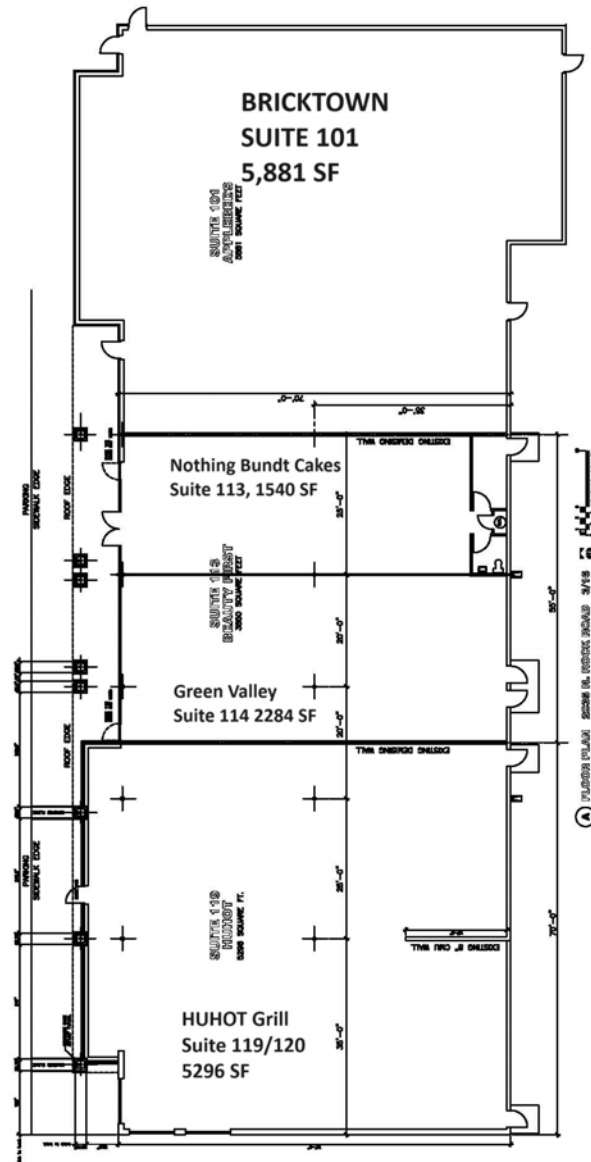
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## Exhibit "A"



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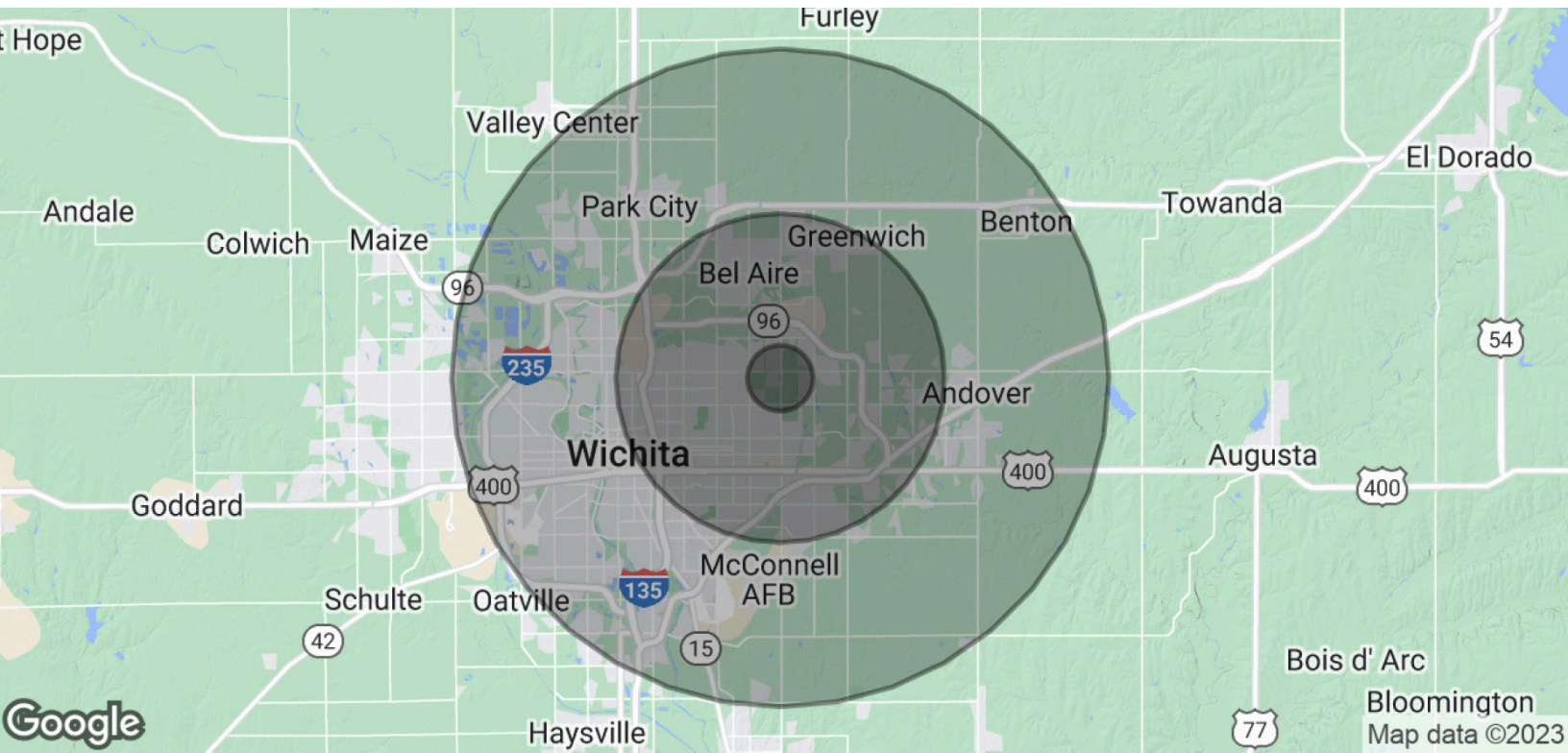
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,901	149,085	353,524
Average Age	41.1	35.2	36
Average Age (Male)	38.8	33.9	35.3
Average Age (Female)	47.4	37.3	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,733	68,180	159,220
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$91,771	\$72,412	\$63,471
Average House Value	\$231,718	\$150,202	\$131,537