



For Sale or Lease  
**Industrial Land**  
 1.24 Acres

Kellogg Ave.

West St.

# 3710 W. McCormick St.

Wichita, Kansas 67213

## Property Highlights

- 1.24 Acres available
- Owner will build to suit
- Excellent visibility from Kellogg Ave.
- Space for proposed 5,000+ SF building
- Approx. 87,000 VPD along Kellogg Ave.
- Zoning: Limited Industrial
- Sale Price: \$275,000
- Lease Rate: Contact Broker

OFFERING SUMMARY	
<b>Sale Price</b>	\$275,000
<b>Lease Rate</b>	Contact Broker
<b>Lot Size</b>	1.24 Acres

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
<b>1 Mile</b>	7,317	\$40,994
<b>3 Miles</b>	73,753	\$44,699
<b>5 Miles</b>	185,913	\$48,611

For more information

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