

# MULVANE OFFICE/RETAIL

1100 SE Louis St., Mulvane, KS 67110





**PRICE REDUCED!**



<b>SALE PRICE:</b>	<del>-\$330,000.00</del> <b>\$280,000.00</b>
<b>OCCUPANCY:</b>	100%
<b>BUILDING SIZE:</b>	3,005 SF
<b>LOT SIZE:</b>	13,121 SF
<b>YEAR BUILT:</b>	1987
<b>ZONING:</b>	B-3, General Business
<b>2021 TAXES:</b>	\$3,091.89

## PROPERTY HIGHLIGHTS

- Building designed for 1-3 suites.
- Located off of K-15 Highway.
- The building offers great exposure.
- Well maintained building.
- Brick construction.
- Located just minutes from Derby and Wichita.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
 <b>POPULATION</b>	1,611	4,557	5,654
 <b>AVG. HH INCOME</b>	\$74,980	\$73,942	\$71,849
 <b>MEDIAN AGE</b>	40.1	38.5	39.6
TRAFFIC COUNTS			
 <b>K-15 &amp; ROCK RD.</b>	13,792 VPD		

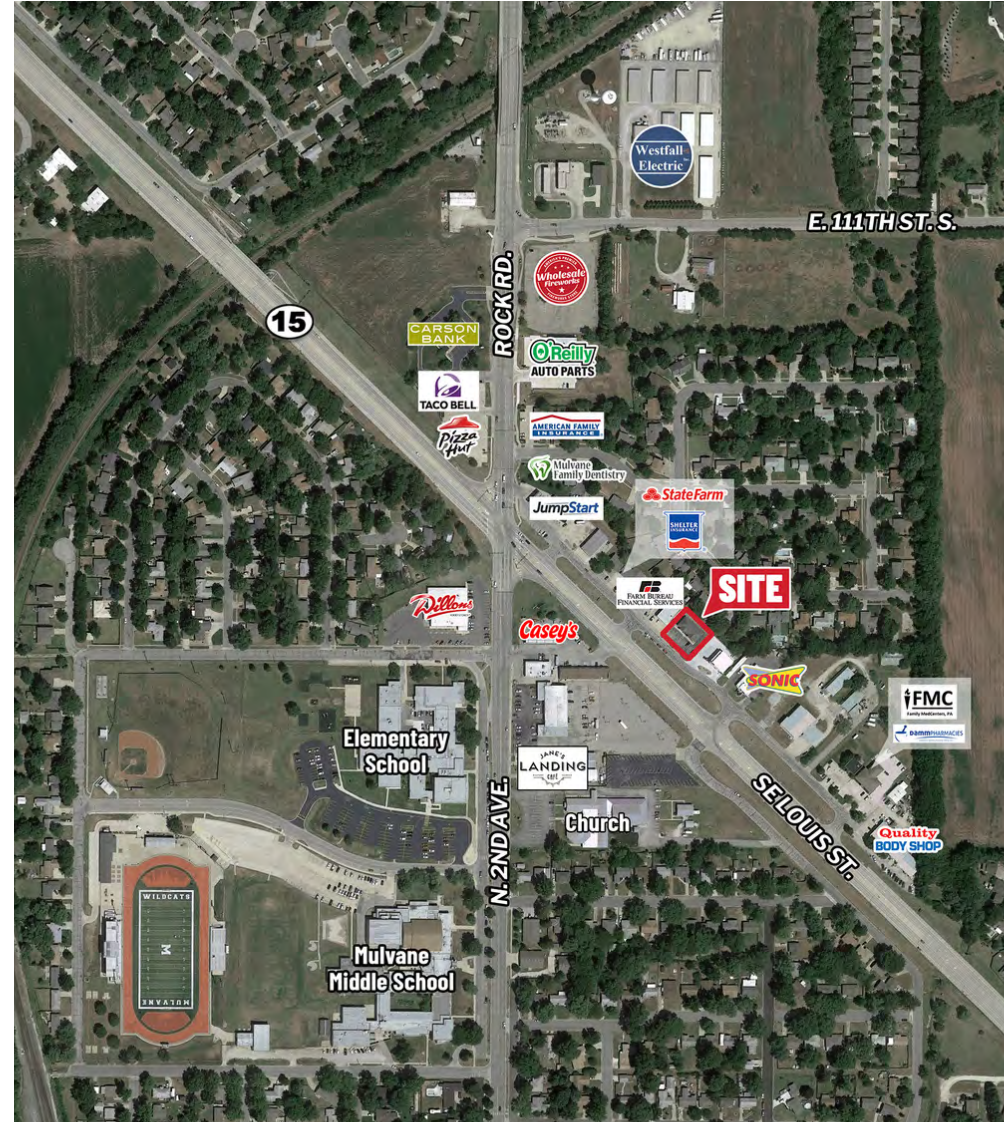


Offered exclusively by: **Mark Schroeder** | 316-292-3946 | [mschroeder@weigand.com](mailto:mschroeder@weigand.com)

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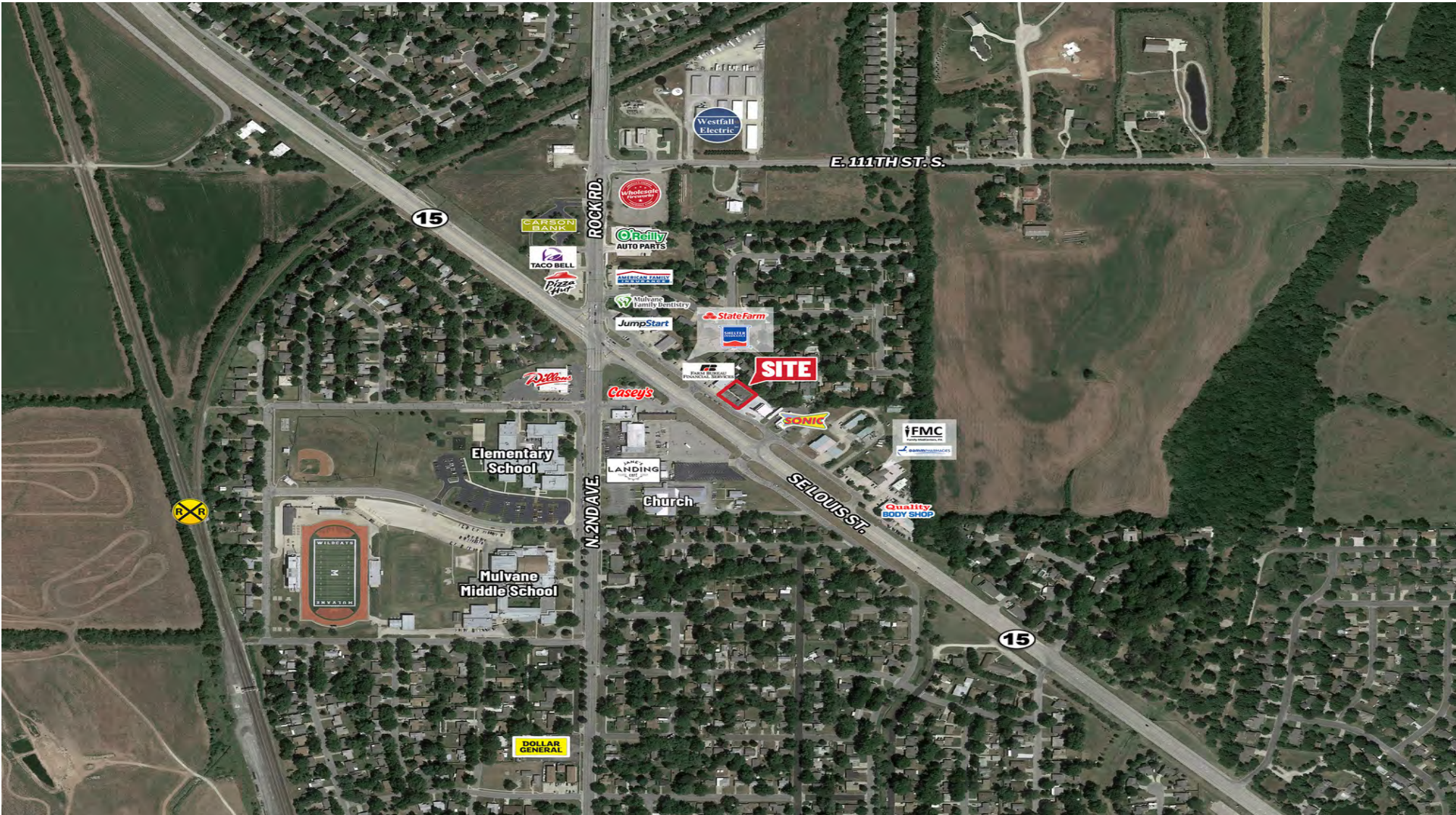


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