

# FOR SALE/LEASE | OFFERING MEMORANDUM



## PREMIER FREESTANDING RESTAURANT

11423 E. 13th St. N.  
Wichita, KS

Opportunity in  
East Wichita

**PROPERTY HIGHLIGHTS**



**CONTACT BROKER FOR PRICING**

**PROPERTY HIGHLIGHTS**

- Rare opportunity for second generation space in the Plazzio development at 13th and Greenwich in east Wichita.
- Current tenant can vacate. Contact broker for details.
- Pick-up window on south side of building.
- Area neighbors include:



**PROPERTY DETAILS**

TOTAL BUILDING SF	9,333 SF
	Interior Finished Area: 7,626± SF
	Patio Area: 1,707± SF
YEAR BUILT	2005
LAND SF	64,926± SF (1.49± Acres)
ZONING TYPE	Limited Commercial
# OF PARKING SPACES	109±
2024 TAXES	Generals: \$52,345.57 Specials: \$66.23

**TRAFFIC COUNTS**

	13TH ST. & GREENWICH	30,204 VPD
	13TH ST. & HWY. K-96	36,385 VPD

**DEMOGRAPHICS**

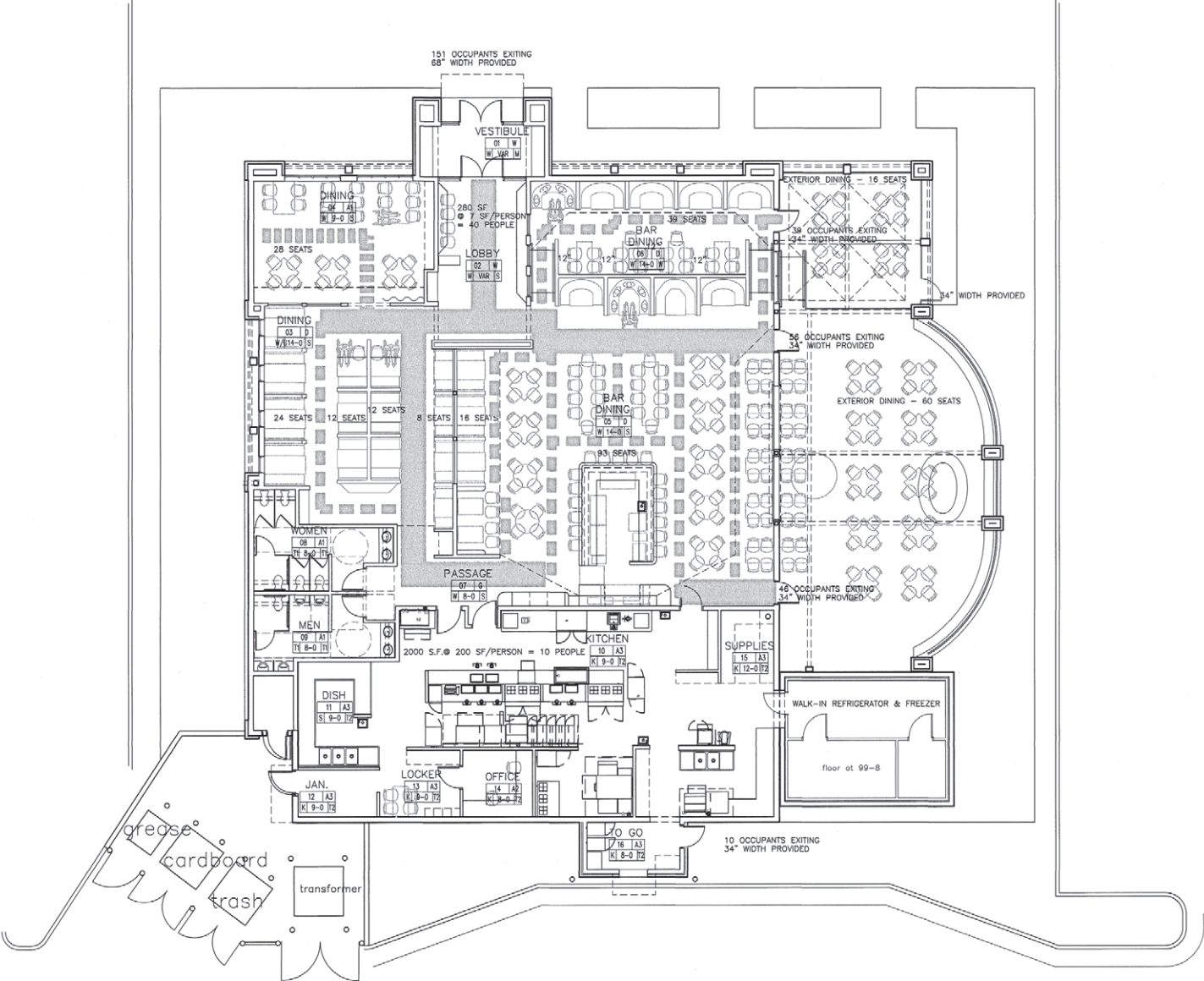
	<b>17,619</b> Population (2 Miles)		<b>41.5</b> Median Age (2 Miles)		<b>\$202,236</b> Avg. HH. Income (2 Miles)
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**Weigand Real Estate - Commercial**  
Office: 316-262-6400  
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BUILDING PLAN



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AERIAL VIEW | SURROUNDING BUSINESSES FACING EAST



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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AERIAL VIEW | SURROUNDING BUSINESSES FACING WEST



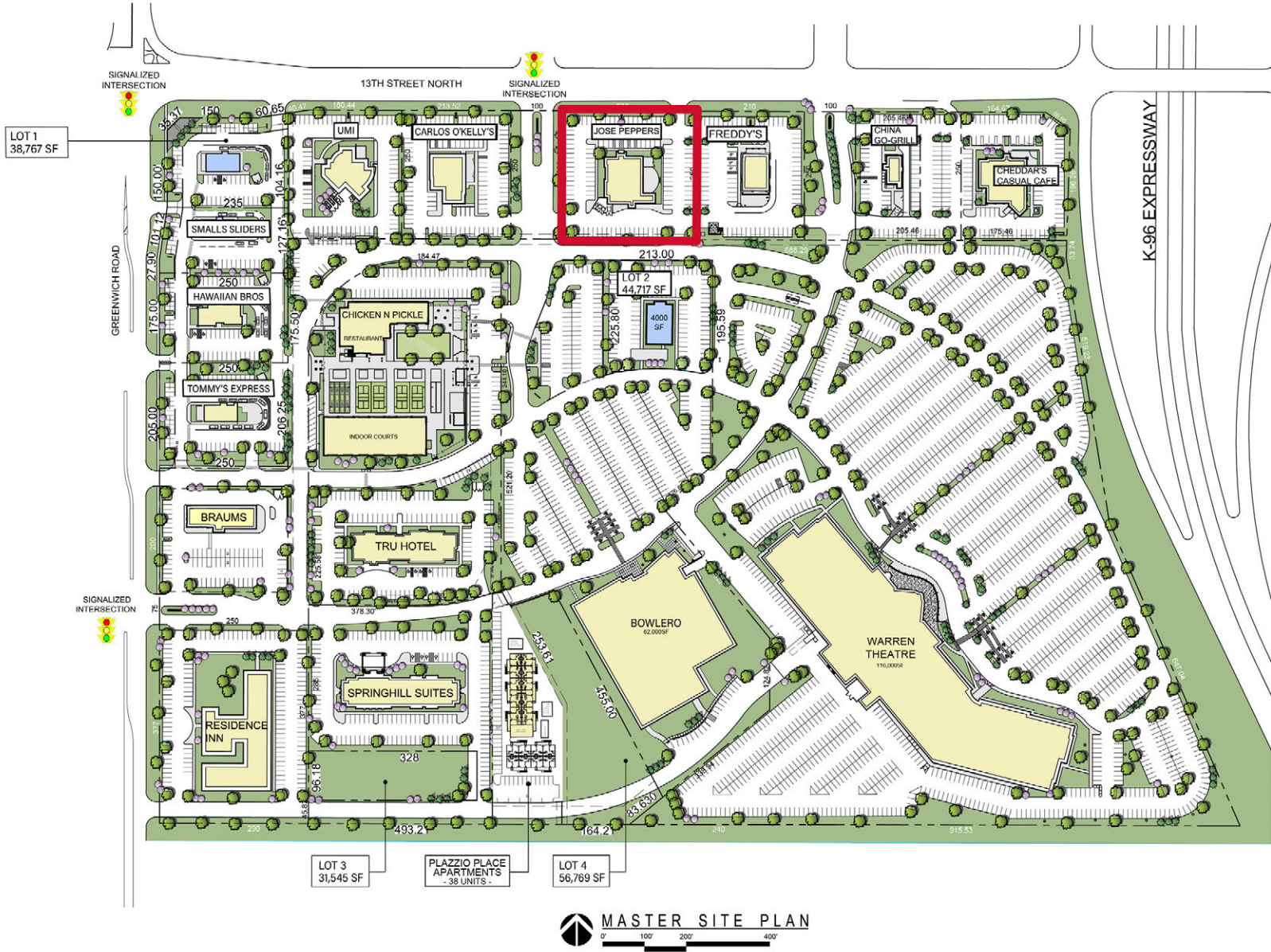
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# PLAZZIO DEVELOPMENT PLAN



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AERIAL & HWY. ACCESS



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### WICHITA, KANSAS

The Wichita Metropolitan Statistical Area (MSA) encompasses Sedgwick, Butler, Harvey, Kingman and Sumner counties, and is the largest metro area in Kansas with 2019 population of 640,218 persons. Wichita State University’s Center for Economic Development & Business Research (CEDBR) projects the regional population at 863,584 in 2040.\*

Wichita is home to world-class industries, the most noted of which are aviation-related and have earned Wichita the title of “Air Capital of the World.” In addition, Wichita continues to attract new businesses. Integra Technologies, a provider of semiconductor packaging and other services, recently announced expansion plans – a capital investment of \$1.8 billion – creating nearly 2,000 high-paying jobs. A Wichita State University economic impact study estimates the expansion will create an additional 3,161 jobs through suppliers, construction labor, and other service positions.

Wichita is located in south central Kansas at the intersection of Interstate 135 and U.S. Highway 54, approximately 157 miles north of Oklahoma City, 181 miles southwest of Kansas City, and 439 miles east-southeast of Denver.

\*Source: Greater Wichita Partnership, 2024  
\*\*Source: United States Census Bureau, 2022  
\*\*\*Source: Wichita Business Journal, June 2024

### WICHITA MSA

790,138\*  
POPULATION (WICHITA REGION)

\$68,925\*\*  
MEDIAN HOUSEHOLD INCOME

35.9\*  
MEDIAN AGE

90%\*  
EDUCATION (HIGH SCHOOL OR ABOVE)

19,503\*  
TOTAL BUSINESSES (CITY WIDE)

### MAJOR EMPLOYERS\*\*\*

- Spirit AeroSystems, Inc. (13,095)
- Textron Aviation (10,700)
- McConnell Air Force Base (5,976)
- USD 259 - Wichita (5,503)
- U.S. Government (5,200)
- Stevens Enterprises (3,573)
- Ascension Via Christi (3,440)
- Wichita State University (3,016)
- City of Wichita (2,818)
- Koch Industries (2,764)
- Sedgwick County (2,670)
- State of Kansas (2,100)
- Wesley Healthcare (1,970)
- Bombardier (1,400)



**For More Information, Contact:**



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