



**TIDEMANN**  
REAL ESTATE

# MEDICAL OFFICE

10100 E. Shannon Woods Circle, Wichita, KS 67226



**FOR SALE - SUITES 104/106**  
**\$760,000.00**

18,801 ± (0.43 A)

LAND AREA

4,298 SF  
(Per County)

SUITE SIZE

2007  
YEAR BUILT

GENERAL  
COMMERCIAL  
ZONING

**SPRINKLERED**  
Wet

**CONSTRUCTION**  
Stud

**2025 TAXES**  
Generals: \$15,580.55  
Specials: \$60.00

## PROPERTY HIGHLIGHTS

- Office suites available for purchase within medical user campus.
- Great access to K-96.
- Excellent visibility from K-96
- Use restrictions in place - Contact Broker for verification.

## DEMOGRAPHICS



Population



Avg. HH Income



Median Age

**1 Mile**

3,743

\$174,308

46.8

**3 Miles**

41,570

\$144,535

39.3

**5 Miles**

121,902

\$120,384

36.1



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

*Offered Exclusively By:*

**BRADLEY TIDEMANN, SIOR**  
316-650-8853 | [Bradley@TidemannRE.com](mailto:Bradley@TidemannRE.com)





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INTERIOR PHOTOS



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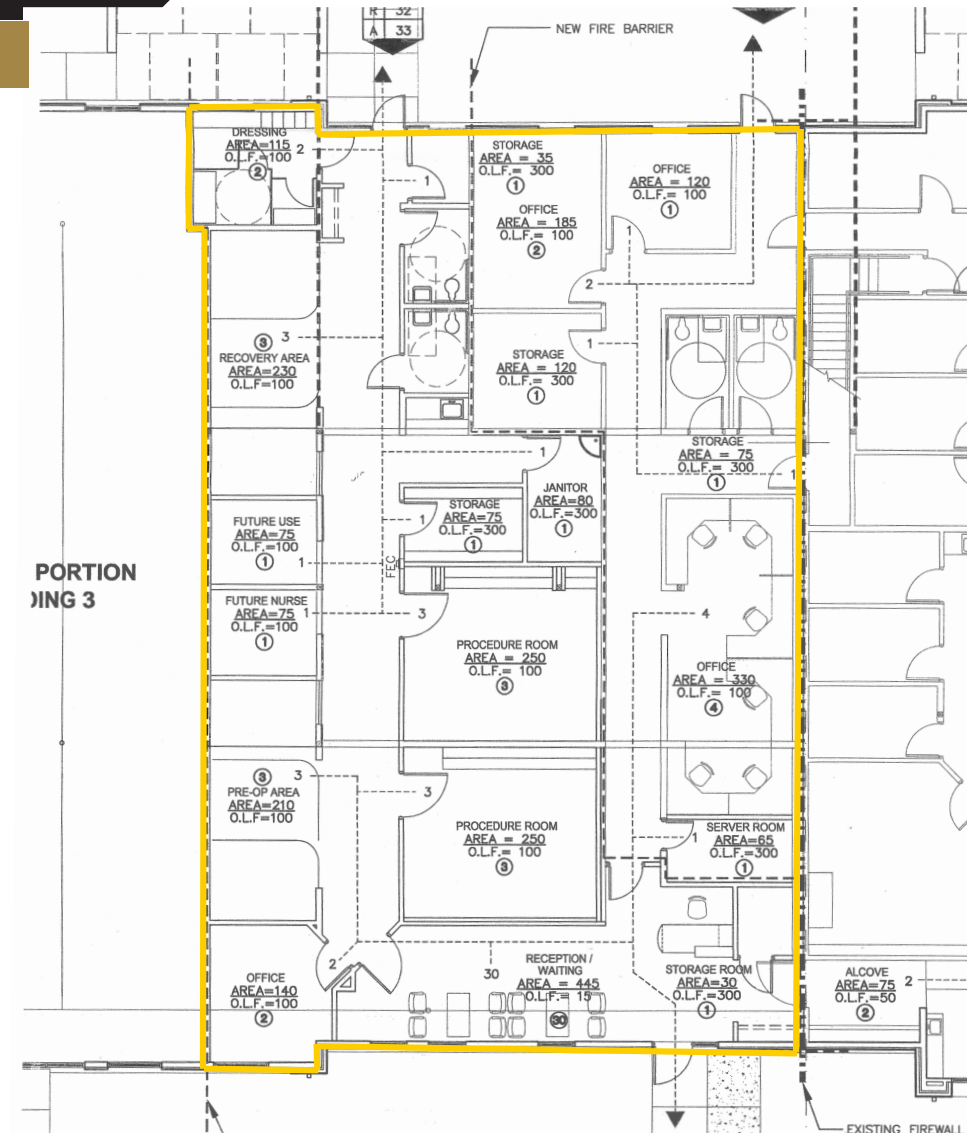


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## FLOOR PLAN



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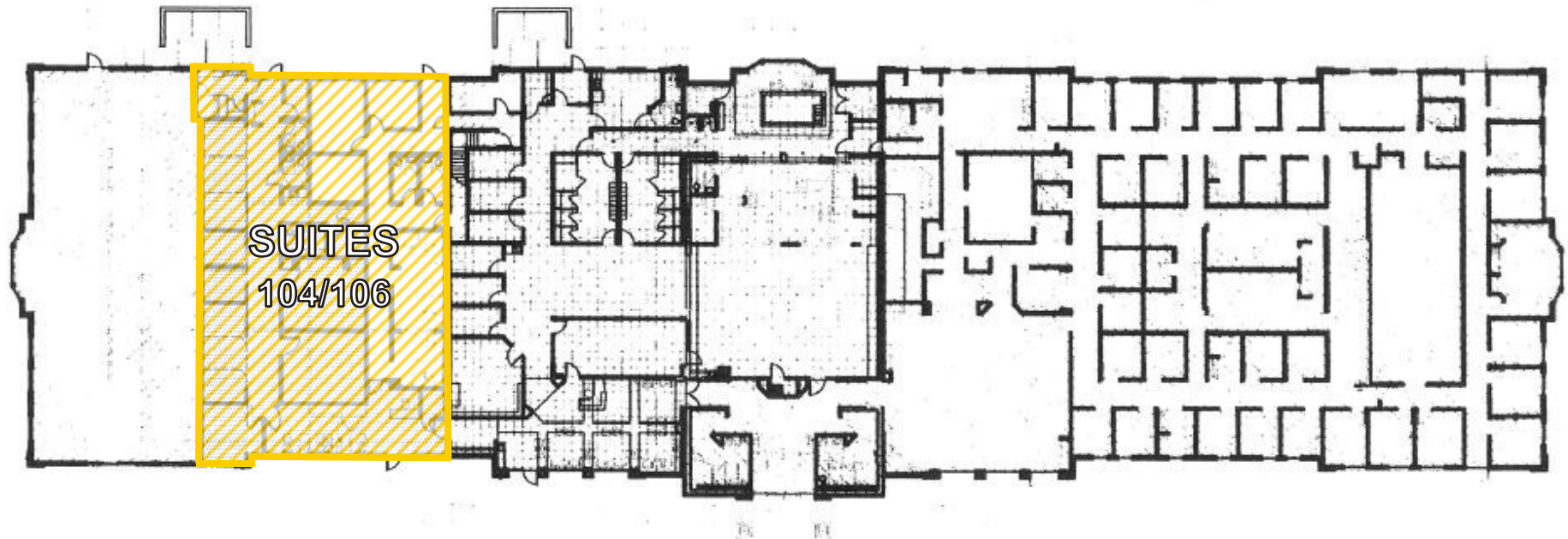


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## Traffic Counts

29th & Webb Approx. 22,600 VPD

K-96 & Webb Approx. 54,675 VPD



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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