



LANDMARK  
COMMERCIAL  
REAL ESTATE



**FOR SALE / LEASE**

**2535 E LINCOLN ST** *Wichita, KS | United States*



156 N. Emporia, Wichita, KS 67202



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# MEDICAL OFFICE - 2535 E LINCOLN ST

Wichita, KS | United States

**FOR SALE / LEASE**



## PROPERTY DESCRIPTION

Prime Medical Office space for Sale or Lease. Great owner/user investment opportunity in the heart of Wichita. Ideal for medical use with convenient highway access and close proximity to hospitals.

## PROPERTY HIGHLIGHTS

- 9,258 SF available including 1,300 SF basement
- Built in 1989, Renovated in 2012
- Zoned LC
- Superior highway access
- High visibility

## OFFERING SUMMARY

SALE PRICE:	\$790,000
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	9,258 SF
LOT SIZE:	26,674 SF
TAXES:	Approx. \$13,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	582	1,476	5,311
TOTAL POPULATION	1,289	3,334	12,072
AVERAGE HH INCOME	\$60,797	\$58,704	\$58,216



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# RETAILER MAP - 2535 E LINCOLN ST

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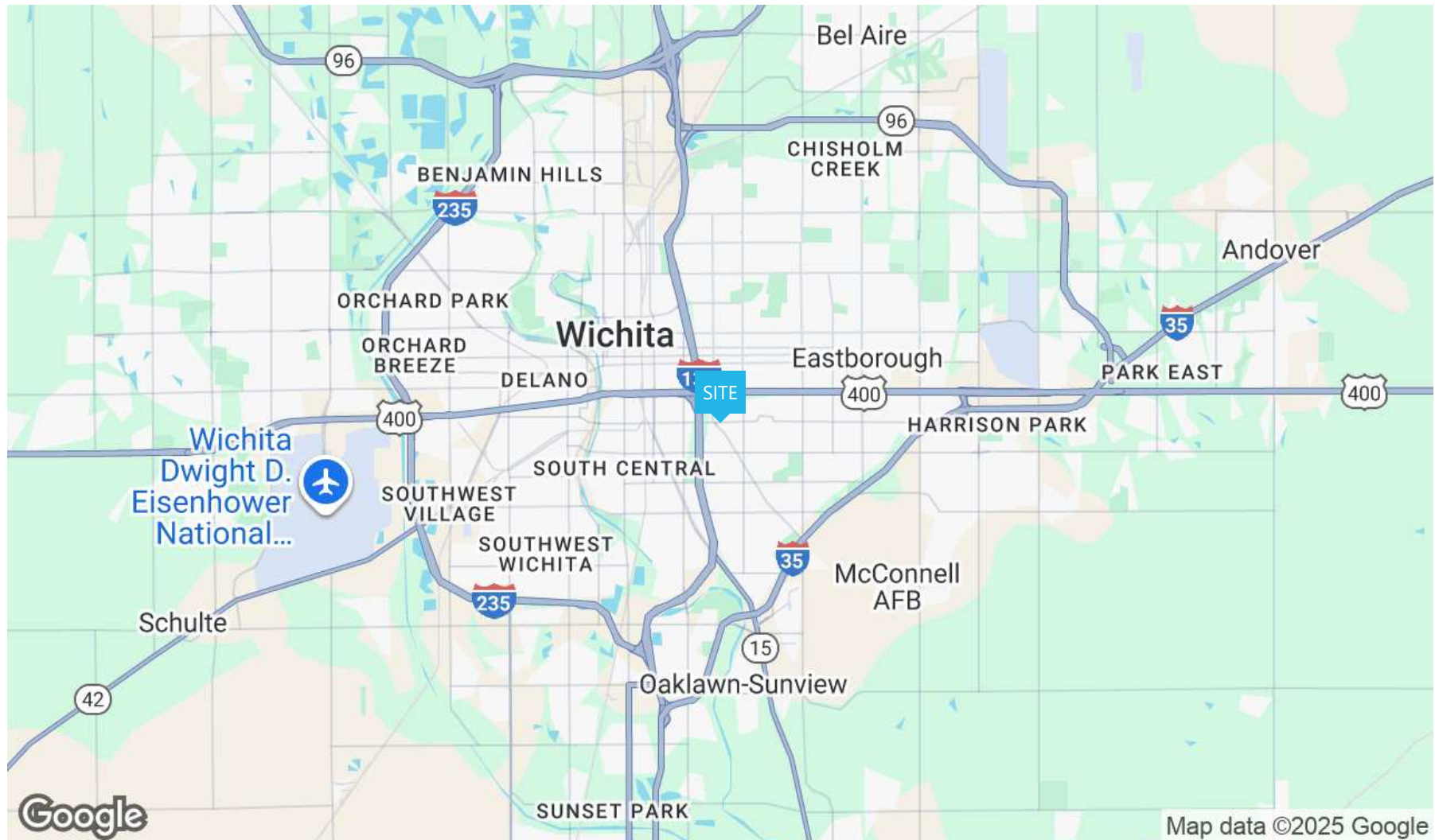




# REGIONAL MAP - 2535 E LINCOLN ST

Wichita, KS | United States

**FOR SALE / LEASE**



# CONTACT THE EXPERTS

*Make your mark with Landmark*



## COMMERCIAL LISTING AGENTS



### **DAVID M. LEYH, CCIM, SEC**

*Sr. Vice President/Associate Broker*

Mobile: 316.371.8087

dleyh@ccim.net

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