



RED BARN RESTAURANT

FOR SALE 624 S. MAIN ST., CALDWELL, KS 67022

SALE PRICE	\$129,000
BUILDING SIZE	2,080 SF
LOT SIZE	14,054 SF
YEAR BUILT	1930 & 2011
PARKING	Ample
TAXES	Generals: \$2,528.52 Specials: \$0.00

PROPERTY HIGHLIGHTS

- Operating business.
- Established restaurant - same owner for 18 yrs.
- Fully equipped kitchen.
- Tables and chairs included.
- Turnkey restaurant opportunity.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	912	1,166	1,883
Avg. HH Income	\$69,616	\$70,064	\$74,233
Median Age	44	43	43

TRAFFIC COUNTS

Along Main St./Hwy. 81	1,075 VPD
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ADDITIONAL PHOTOS



Back of Building & Parking



Front Dining Area



Kitchen



Kitchen

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WEIGAND

COMMERCIAL

AERIAL VIEW



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ABOUT CALDWELL

Caldwell, Kansas Overview

Caldwell, Kansas, is a charming community located in Sumner County just under an hours drive from Wichita, the largest metropolitan area in Kansas. Sumner County is one of 5 counties within the Wichita Metropolitan Statistical Area (MSA), and one of 10 counties within the Greater Wichita region, which had a population of 790,138 persons in 2019, with projections reaching 863,584 by 2040.*

Caldwell is just a 3 minute drive from the Oklahoma boarder, with Hwy. 81 and Hwy. 49 feeding into the city's Main Street. While the population hovers just over 1,000, the intersection at Central and Main sees twice that in traffic at 2,048 VPD from local and commuting traffic.

DRIVE TIME

OKLAHOMA CITY, OK	TULSA, OK	WICHITA, KS
1 Hr. & 55 Min.	2 Hr. & 2 Min.	1 Hr.

WICHITA MSA DEMOGRAPHICS

Population	640,218*
Median Age.....	35.9*
Education (High School or Higher).....	90.5%*
Median Household Income	\$68,925**
Total Businesses (City Wide).....	19,503*



*Source: Greater Wichita Partnership, 2024
**Source: United States Census Bureau, 2022
Caldwell Traffic Counts pulled from Sites USA.

