



LANDMARK  
COMMERCIAL  
REAL ESTATE



**FOR SALE OR LEASE: FREE STANDING QSR WITH DRIVE-THRU**

**420 EAST 30th AVENUE**

*Hutchinson, Kansas | USA*

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# PROPERTY SUMMARY

## 420 EAST 30th AVENUE

Hutchinson, Kansas | USA



## HIGHLIGHTS

**SALE PRICE: \$1,100,000**

**LEASE PRICE: \$6,500/month + NNN**

**Building Size: 1,871 SF**

**Year Built: 2007**

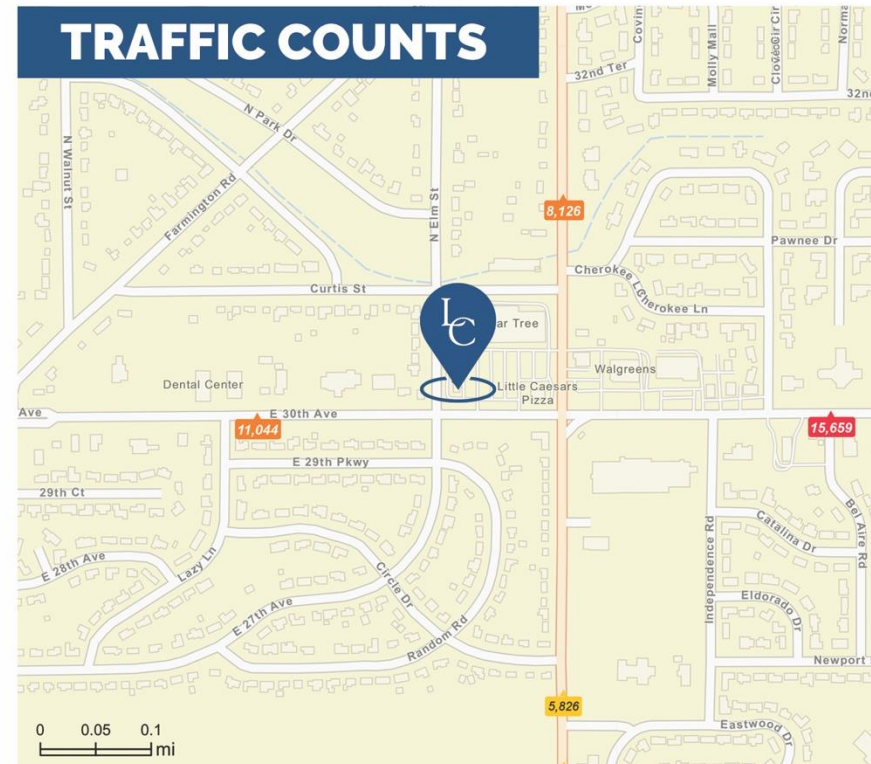
**Zoning: C-4**

**Access:** Located in east Hutchinson with access to major state and U.S. highways including K-96, US-50, and K-61 (which transitions to controlled access at 30th Ave).

### Details:

- Former Taco John's
- Free standing building with drive-thru
- 31 parking spaces plus cross parking easement
- HVAC - Tenant Maintained
- Well positioned along 30th Street which is the most traveled street in the city (15,659 VPD)

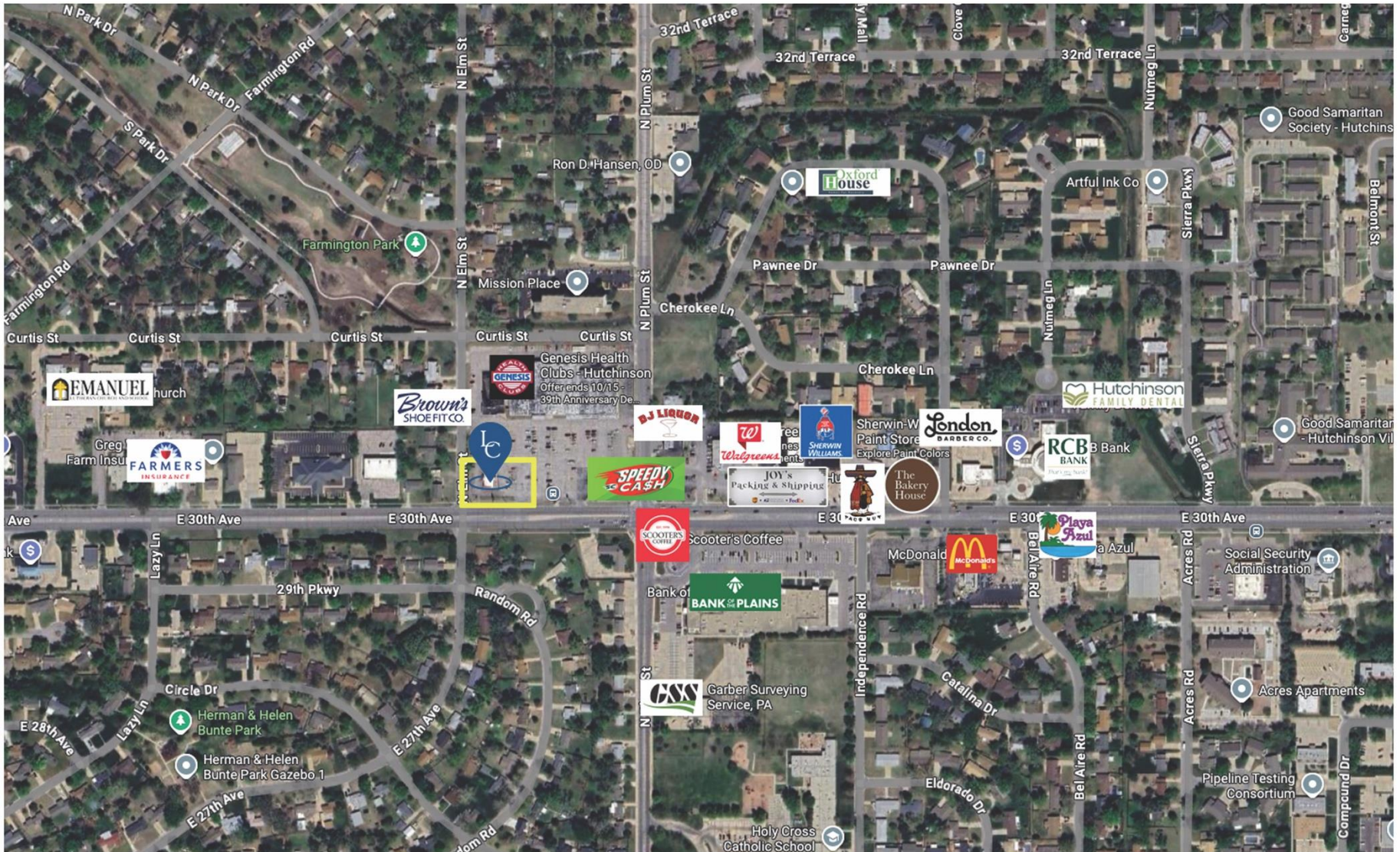
## TRAFFIC COUNTS



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	7,417	37,197	45,801
<b>HOUSEHOLDS</b>	3,322	16,007	19,287
<b>AVG HHI</b>	\$83,441	\$73,700	\$75,062
<b>MEDIAN AGE</b>	43.3 yrs.	40.4 yrs.	41.4 yrs.

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# PHOTOGRAPHY

## 420 EAST 30th AVENUE

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# CONTACT THE EXPERTS

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## COMMERCIAL LISTING AGENT



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## ABOUT OUR COMPANY

With over **30 years of experience**, Landmark Commercial Real Estate has built a reputation as the leading commercial real estate firm in Wichita, Kansas. Our team provides unmatched expertise in the sale and purchase of commercial properties. As the #1 commercial real estate team in the region, we have consistently delivered results for both buyers and sellers, offering comprehensive market knowledge, strategic insights, and a commitment to client success. Whether you're looking to buy or sell, Landmark Commercial Real Estate is your trusted partner for all commercial property needs.

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