



LANDMARK  
COMMERCIAL

# INDUSTRIAL FLEX SPACE FOR SALE OR LEASE

790 S HIGHWAY 77, DOUGLASS, KS

SASHA RILEY | 405.316.0170 | RENDA ROBERTSON | 316.744.5159 | [www.landmarkrealestate.net](http://www.landmarkrealestate.net)

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

# PROPERTY SUMMARY

SALE PRICE	\$450,000
LEASE RATE	\$7.25 PSF NNN
BUILDING SIZE	8,000 SF (80' x 100')

LOT SIZE 1.6 Acres

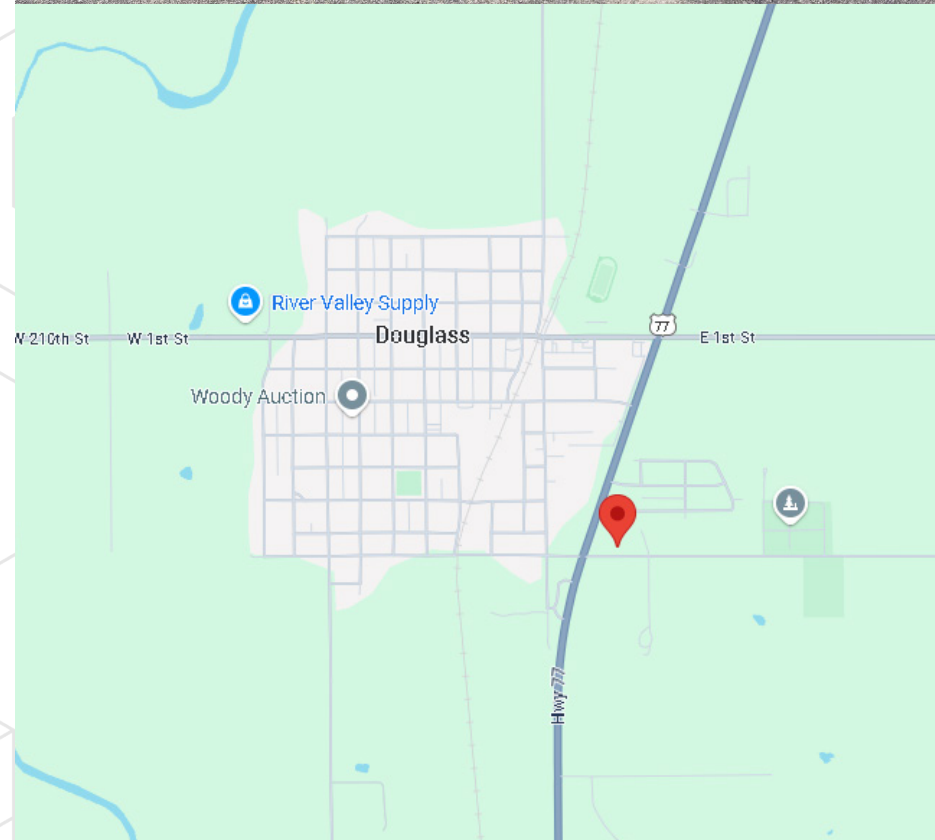
ZONING Commercial & Industrial - C

## HIGHLIGHTS

- 2024 Taxes: \$19,736.13
- 40+ parking spaces
- Built in 2007
- New overhead door
- Commercial racks and fridges sold separately/are negotiable
- Tenant responsible for utilities, insurance, and taxes
- Landlord responsible for roof, structure, and parking lot
- Approx. 30 miles to Wichita via US-77
- Approx. 17 miles to Derby via SW 210th St

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,606	1,907	2,842
HOUSEHOLDS	637	764	1,120
AVG HH INCOME	\$108,546	\$112,671	\$112,881



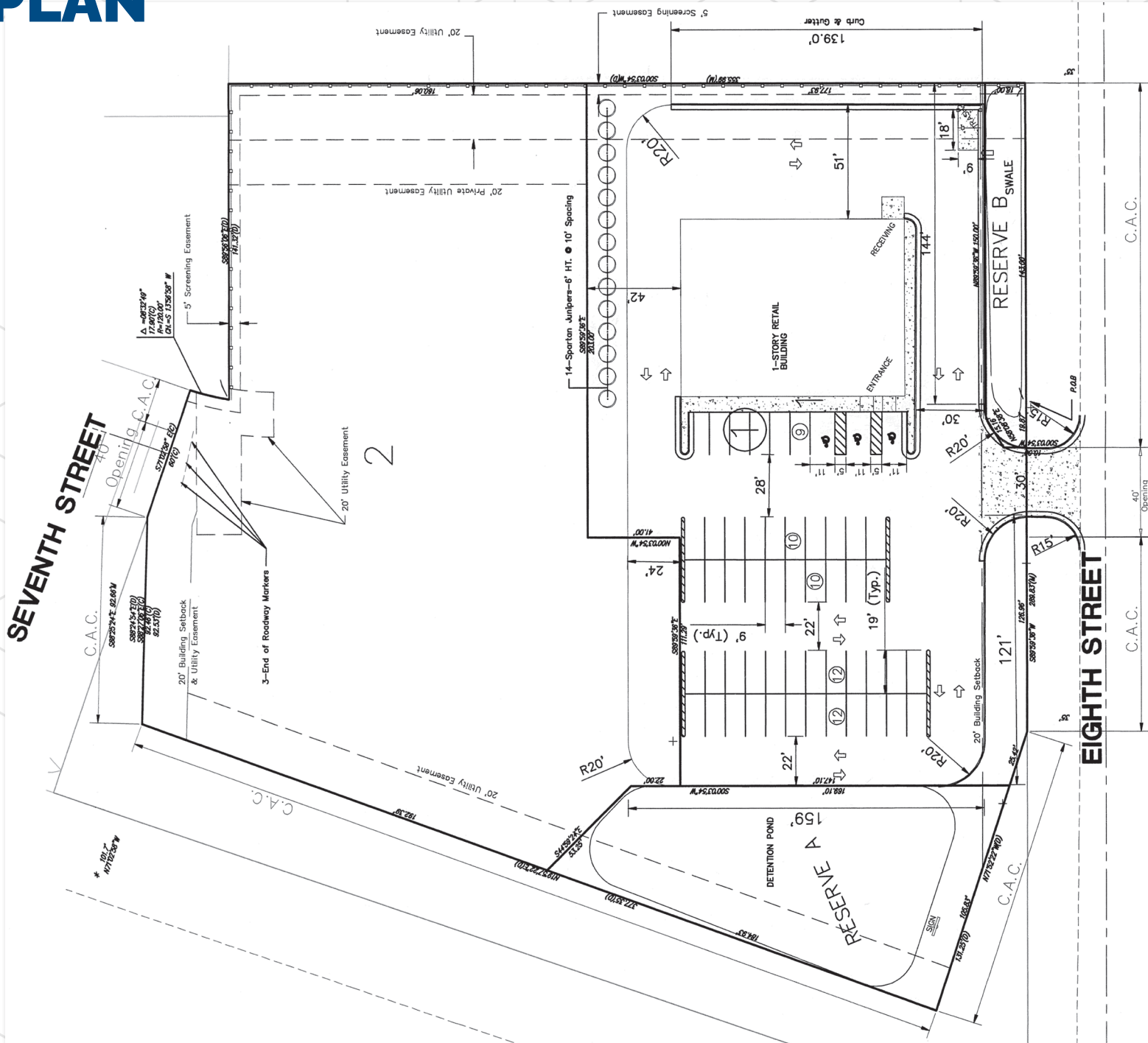


# PHOTOS



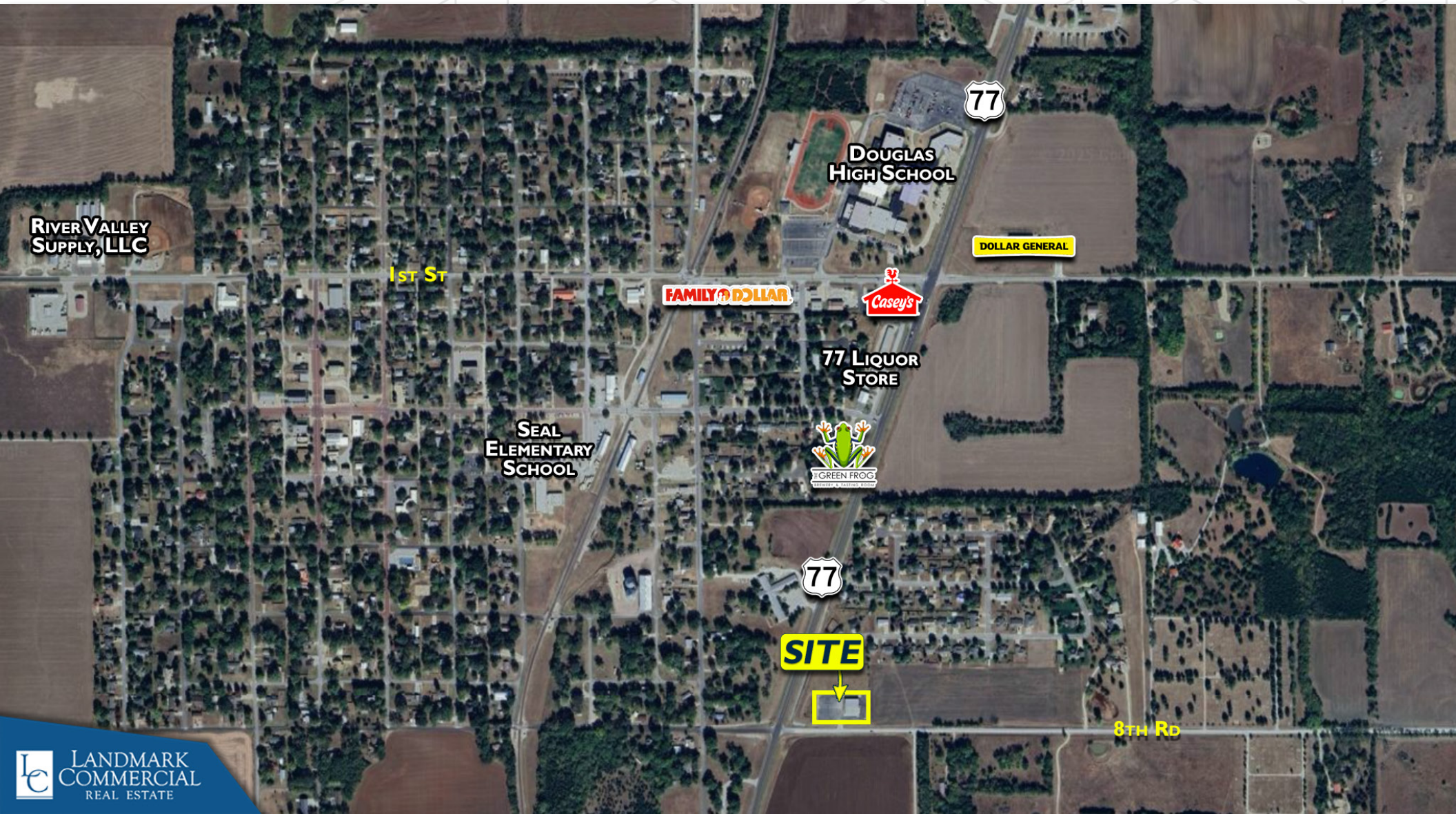


## SITE PLAN





# AERIAL







# LANDMARK COMMERCIAL REAL ESTATE

156 North Emporia  
Wichita, Kansas 67202  
[www.landmarkrealestate.net](http://www.landmarkrealestate.net)

## For More Information

### **SASHA RILEY**

SALES ASSOCIATE

Mobile: 405.316.0170  
[sriley@landmarkrealestate.net](mailto:sriley@landmarkrealestate.net)

### **RENDA ROBERTSON**

SALES ASSOCIATE

Mobile: 316.744.5159  
[rrobertson@landmarkrealestate.net](mailto:rrobertson@landmarkrealestate.net)



## ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

## DISCLAIMER

Information included herein was provided by third parties and should only be used for informational purposes. Landmark Commercial Real Estate, Inc and their respective agents, representatives, and employees, (i) make no representations or warranties of any kind, express or implied, with respect to the accuracy or completeness of any information included herein, and (ii) shall have no liability whatsoever arising from any errors or discrepancies between the above listed information and actual documents.