



WEIGAND
COMMERCIAL

PAD SITE FOR SALE NEAR 21ST & AMIDON

FOR SALE 2143 W. 21ST ST. N., WICHITA, KS 67203

SALE PRICE	\$175,000
SITE SIZE	12,480 SF
PARKING	Approx. 14 Spaces
2024 TAXES	Generals: \$5,342.66 Specials: \$62.50

- PROPERTY HIGHLIGHTS**
- Prime visibility, located near 21st and Amidon, a well-trafficked corridor ideal for restaurant, retail, or a unique specialty concept.
 - Ample parking and strong street presence make this an excellent location for an owner-operator or expanding brand seeking affordable market entry.
 - Area users include:

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,968	65,101	146,485
AVG. HH INCOME	\$128,882	\$87,106	\$83,381
MEDIAN AGE	43	41	40

TRAFFIC COUNTS

	Along Amidon St.	16,635 VPD
	Along 21st St. N.	17,909 VPD



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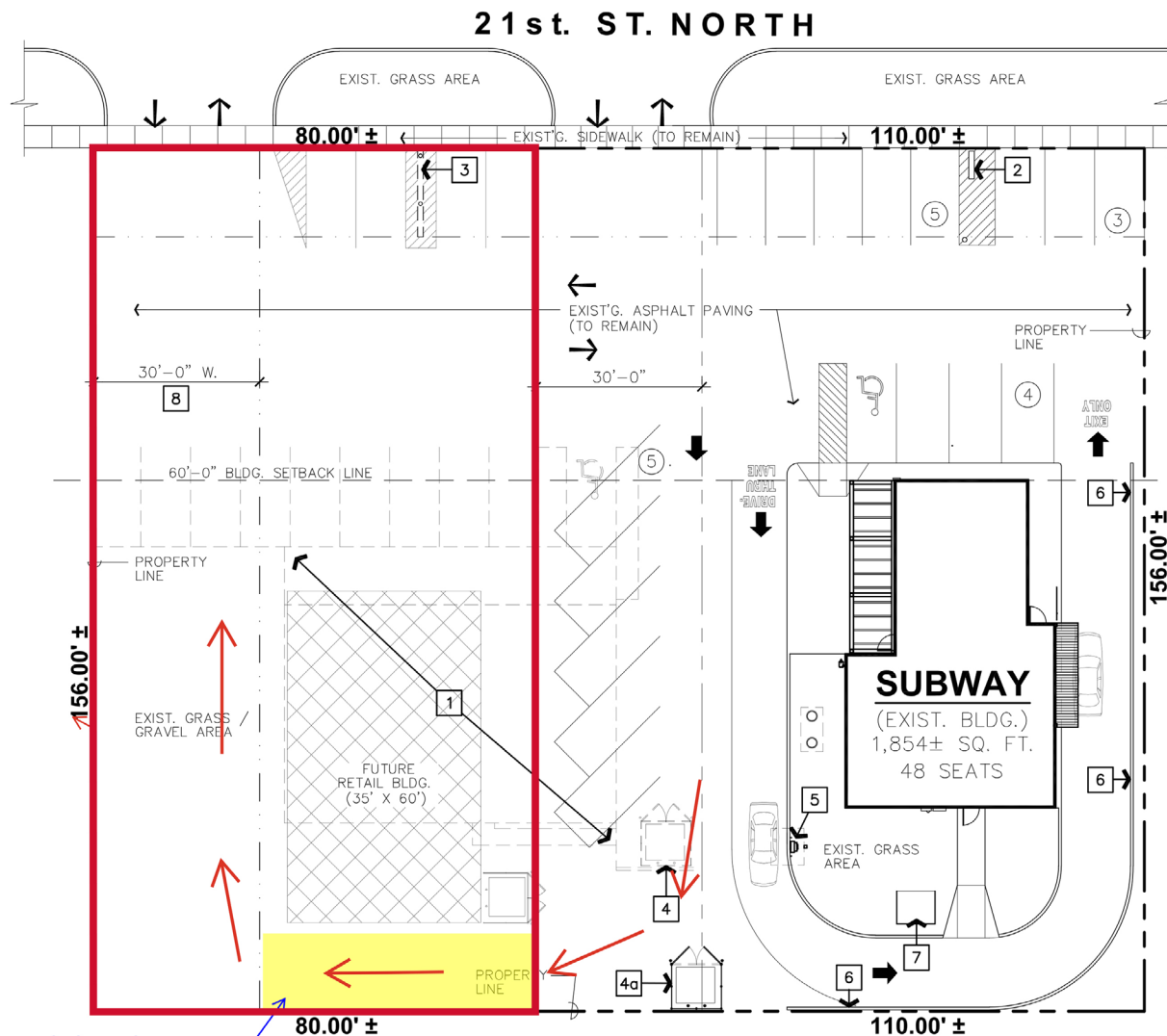
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SITE PLAN



would need shared access
drive at south side of bldg.
to allow Subway customers
to exit if parked in one of (5)
new angled parks



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AERIAL VIEW



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