

1759 S. HILLSIDE RD.

1759 S. HILLSIDE RD., WICHITA, KS 67211

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your retail or strip center business in the thriving community surrounding 1759 S. Hillside Rd. in Wichita, KS. This prime location offers convenient access to notable attractions like Towne East Square and the various local businesses lining the area. The bustling commercial scene and diverse array of dining and shopping options create a dynamic and lively environment, ensuring a steady flow of potential customers. With its central positioning and easy accessibility from major roadways, the area presents an ideal setting for retail or strip center tenants seeking a strong presence in Wichita's vibrant commercial landscape. Join the pulse of this lively community and set the stage for your business to thrive at this highly sought-after location.

PROPERTY HIGHLIGHTS

- Versatile layout for retail and strip center
- Ample parking for tenants and customers
- Strategic visibility for valuable exposure opportunities

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	2,833 SF
Building Size:	10,087 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,955	44,170	100,754
Total Population	12,141	88,474	211,881
Average HH Income	\$41,186	\$46,189	\$51,244

Presented By:

Legacy Commercial Property

847.904.9200

Info@legacypro.com

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ADDITIONAL PHOTOS



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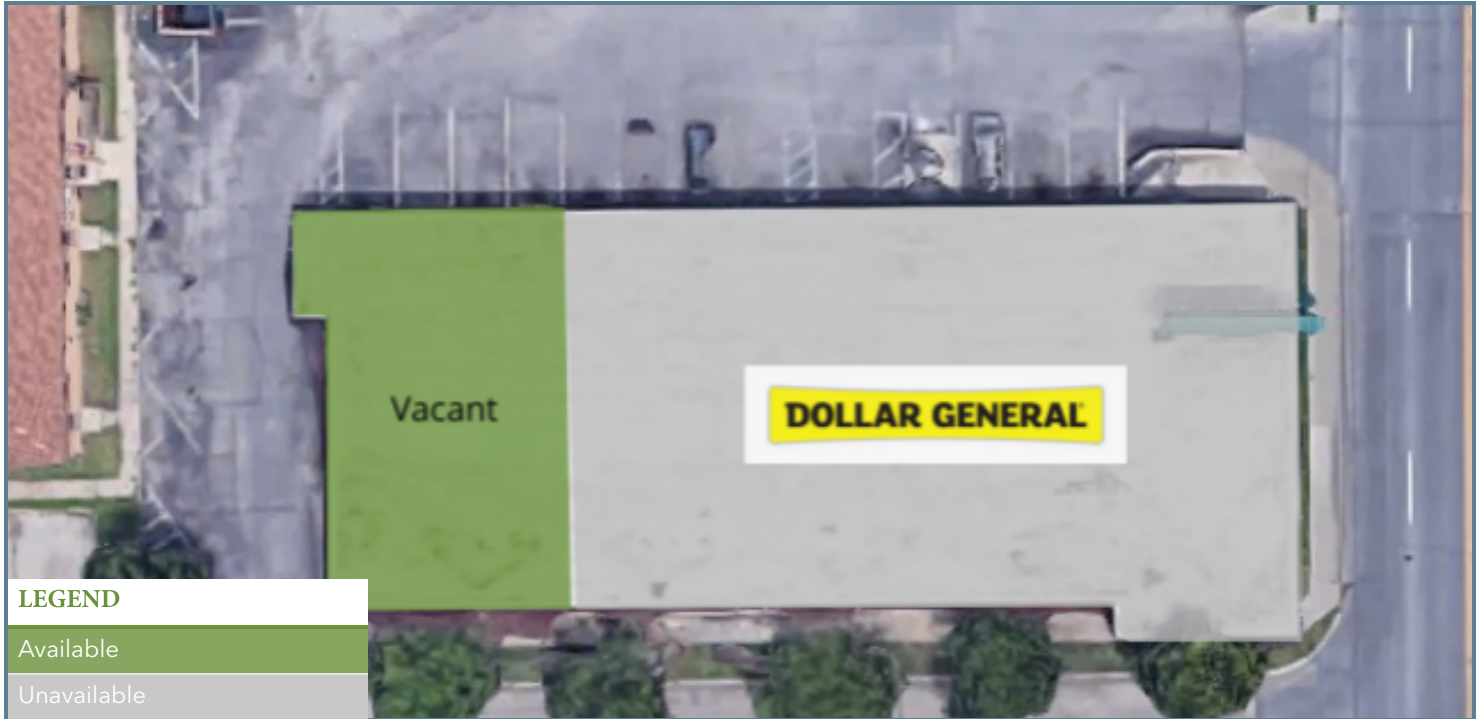
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,833 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1759 S Hillside St	Dollar General	7,254 SF	NNN	-	-
1759 S Hillside St	Available	2,833 SF	NNN	Contact Broker for Pricing	-

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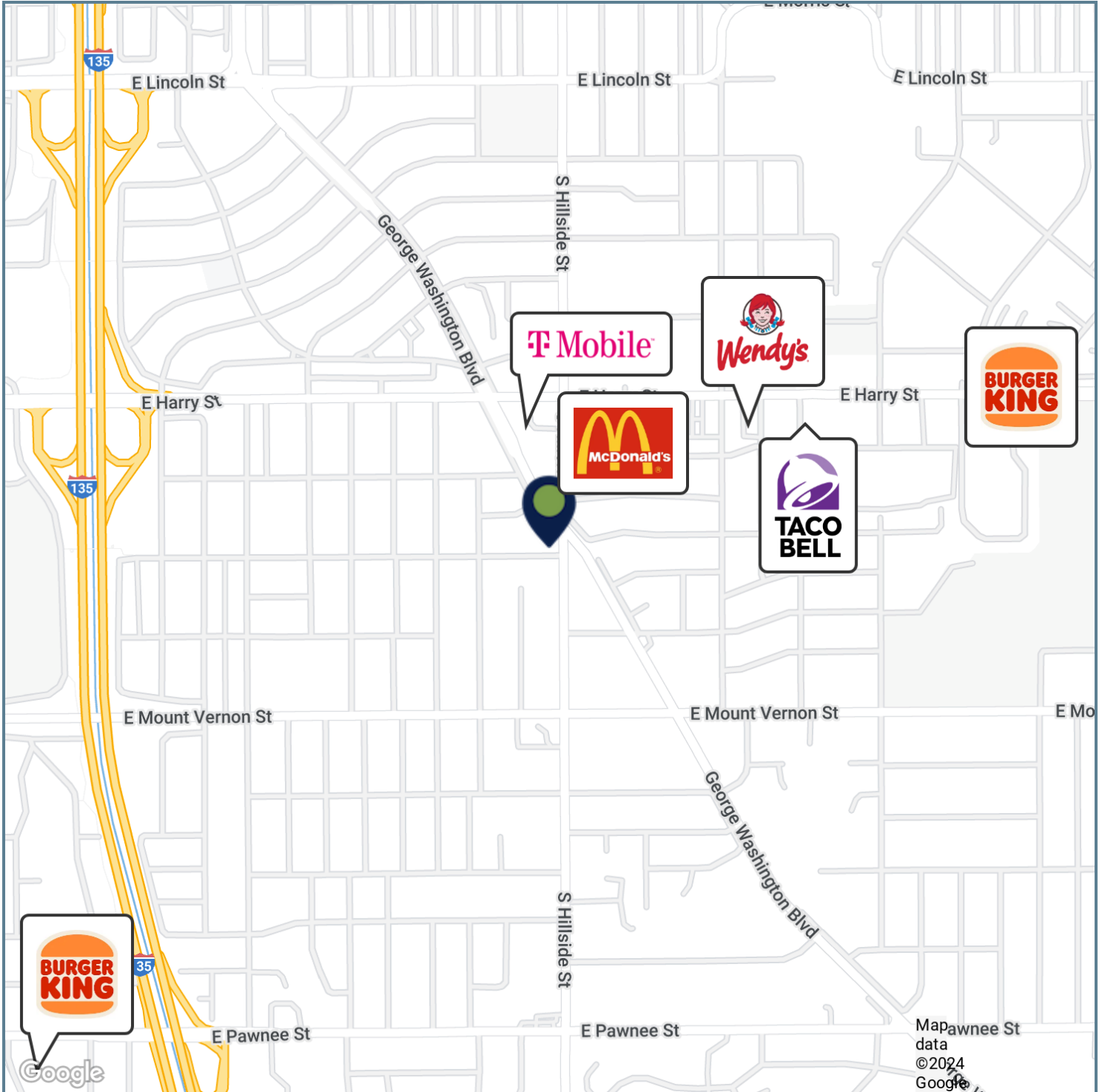
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RETAILER MAP



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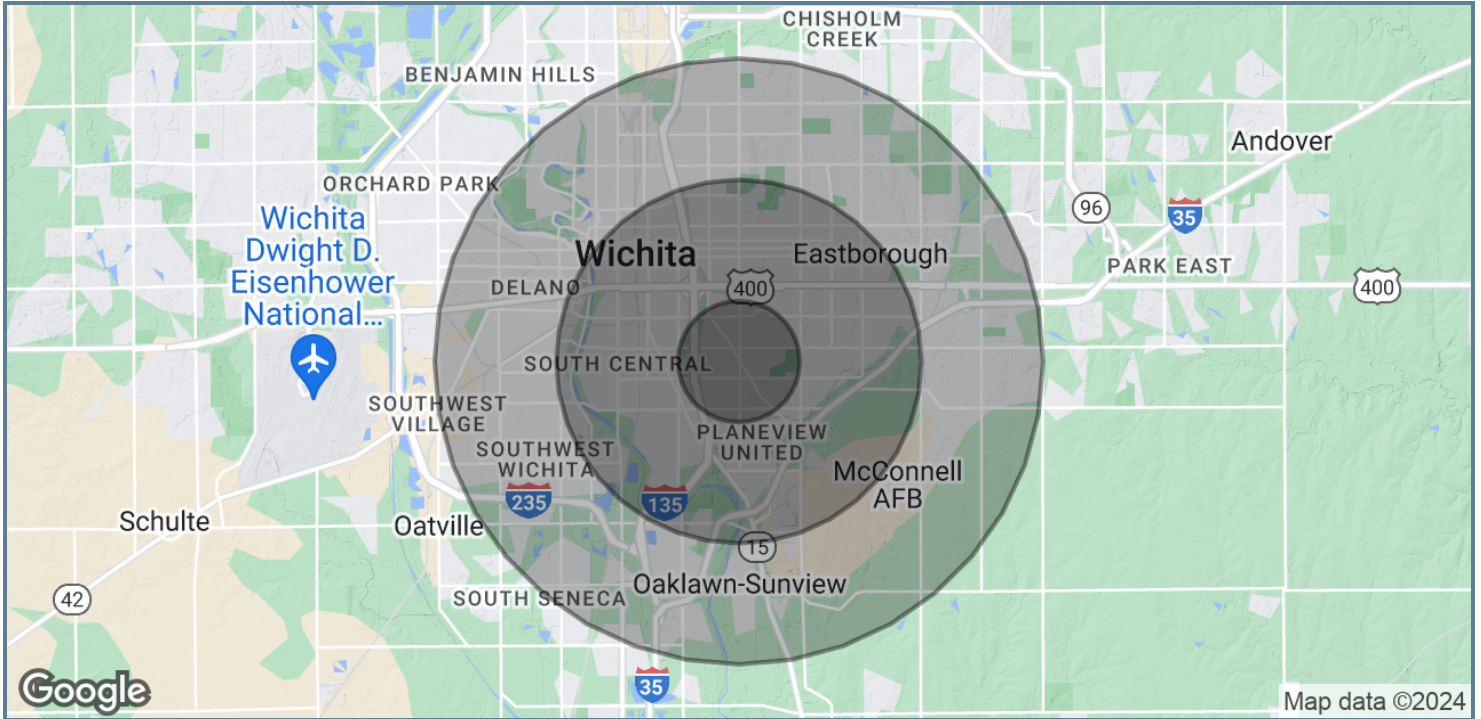
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,141	88,474	211,881
Average Age	36.7	34.3	34.6
Average Age (Male)	35.7	33.6	33.9
Average Age (Female)	37.8	35.3	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,955	44,170	100,754
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$41,186	\$46,189	\$51,244
Average House Value	\$82,880	\$89,135	\$98,728

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

