

## FREE STANDING RETAIL FOR SALE OR LEASE



### OFFERING SUMMARY

Sale Price	\$495,000
Lease Rate	\$7.25 PSF NNN
Building Size	8,000 SF (80' x 100')
Lot Size	1.6 acres

### PROPERTY DETAILS

- Location: NEC of Hwy 77 and SW 215th Rd
- 2023 Taxes: \$14,965.00
- Zoning: Commercial & Industrial - C
- Parking lot resealed fall of 2020
- Built in 2007
- Located on Highway 77
- Commercial racks and fridges sold separately/are negotiable
- Tenant responsible for utilities, insurance, and taxes
- Landlord responsible for roof, structure, and parking lot



#### CONTACT

Sasha Riley

O: 316-262-2442

M: 405-316-0170

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

Renda Robertson

O: 316-262-2442

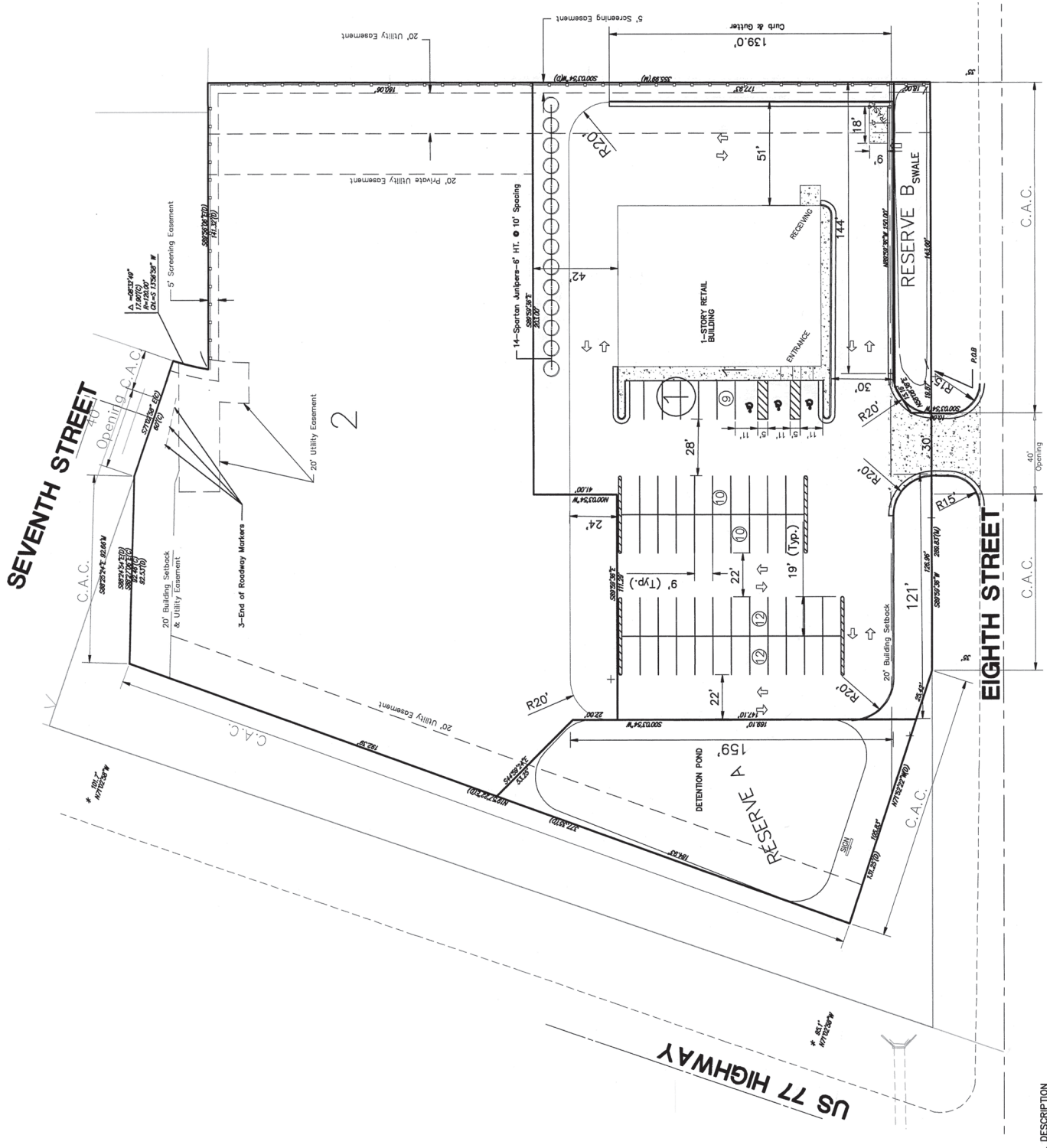
M: 316-744-5159

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

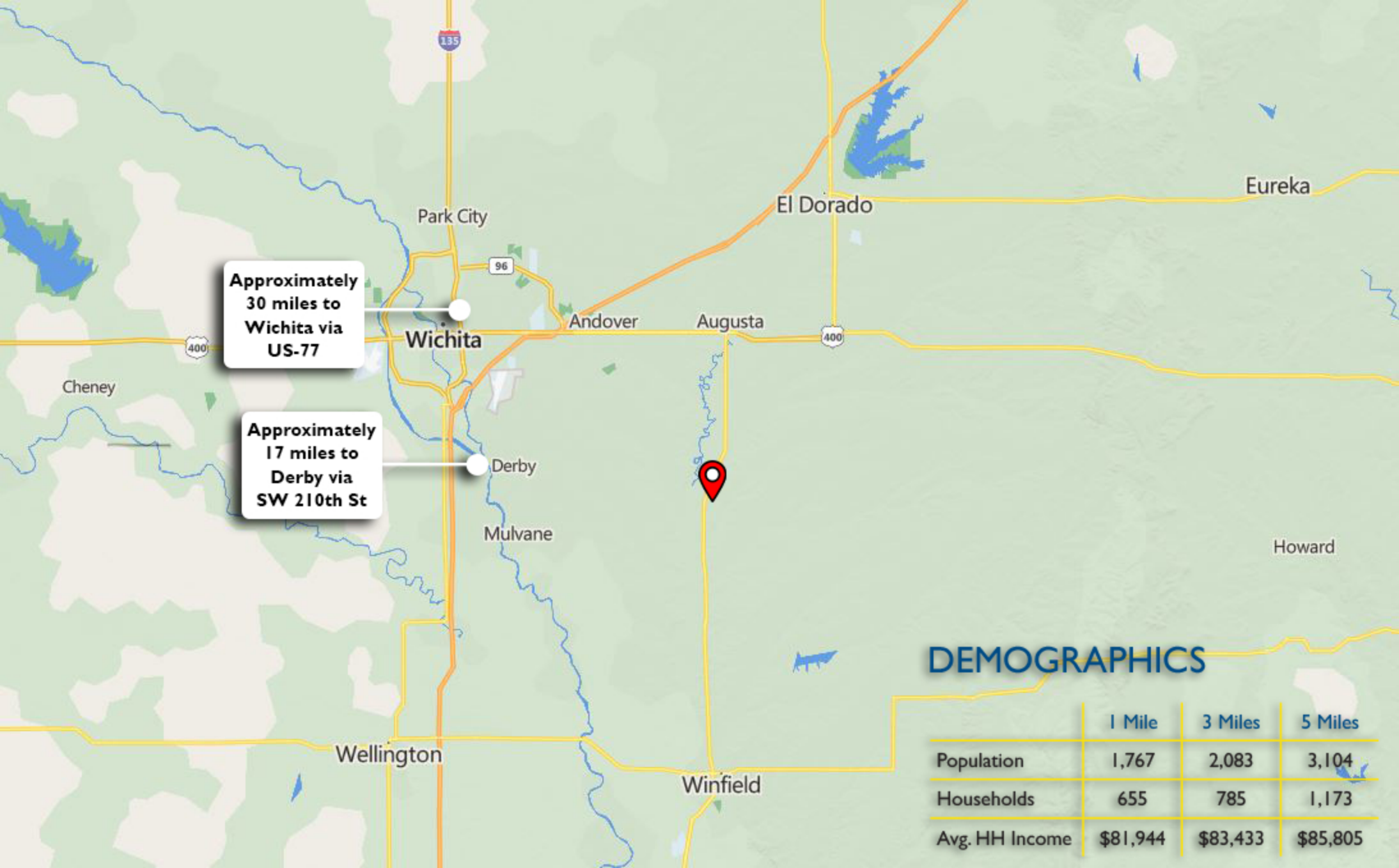
## INTERIOR PHOTOS



**SITE PLAN**



L DESCRIPTION



**Approximately  
30 miles to  
Wichita via  
US-77**

**Approximately  
17 miles to  
Derby via  
SW 210th St**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,767	2,083	3,104
Households	655	785	1,173
Avg. HH Income	\$81,944	\$83,433	\$85,805

Douglass High School  
217 Students

DOLLAR  
GENERAL



Seal  
Elementary  
283 Students

**SITE**

Hwy 77

SW 215th Rd

2,760 VPD

