



LANDMARK
COMMERCIAL
REAL ESTATE



Downtown Wichita

SITE

PRIME DEVELOPMENT LAND FOR LEASE/ BUILD TO SUIT

2160 N Oliver, Wichita, KS, 67208

PROPERTY SUMMARY

LEASE RATE: CONTACT BROKER

Location	SEC of 21st and Oliver
Pad Site Sizes	Ranging from 15,000 SF - 2.13 Acres
Traffic Counts	20,715 VPD
Zoning	Limited Commercial
Area Neighbors	Wichita State University, Kwik Shop, Jersey Mikes, Fuzzy's Taco Shop, Starbucks, Hyatt Place, NetApp, Altitude Apartments and more!



HIGHLIGHTS

- Easy access to K-96 Expressway
- Signalized Intersection
- Perfect site for retail or QSR with drive-thru to WSU and the Innovation Campus
- WSU continues to expand its footprint with the Innovation Campus, with over 15,000 students and 300 employees
- Near K-96 Expressway and Koch Industries, employing over 3,200 employees

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,855	74,238	181,106
Households	5,035	30,963	75,811
Avg HH Income	\$64,264	\$80,595	\$75,623

AERIAL



THE WSU INNOVATION CAMPUS

The largest city in Kansas is home to Wichita State University, which is situated in the center of the United States. The stunning 330-acre campus is five miles to the southwest of downtown Wichita, perched atop a hill. Serving as the state's center for business, finance, healthcare, culture, and entertainment. Thrive in one of the most reasonably priced cities in the nation, offering an excellent standard of living at a reasonable price. You'll have access to parks, world-class dining, large annual festivals, and a vibrant arts scene.

The newest area of Wichita State University's campus is intended to be an interconnected community of partnerships where businesses can set up shop and benefit from the university's extensive resources; research centers provide students with real-world experience and the skills they need to transition smoothly into the workforce; a community makerspace offers technology and services to help with product development to both students and non-students; and mixed-use areas offer spaces for everyone to eat, sleep, play, shop, and socialize.

The Innovation Campus is already home to nearly a dozen businesses and organizations, including local retailers, who engage with students, faculty, and one another on a daily basis to shorten the time it takes to develop an idea into a finished product.

With the Innovation Campus, you can quickly find solutions and get products to market by having access to nationally recognized experts in almost every field.

WSU has a rich history of innovation and entrepreneurship that boosts the local economy and meets community needs. Discover how our most recent ambitious plans, which have doubled the campus's size in a matter of years, are constructing a better future for our students, Kansas, and the entire world.



 CAMPUS MASTER PLAN
Draft August 2022 



WICHITA OVERVIEW

Population 647,610

Median Age 36

Households 186,565

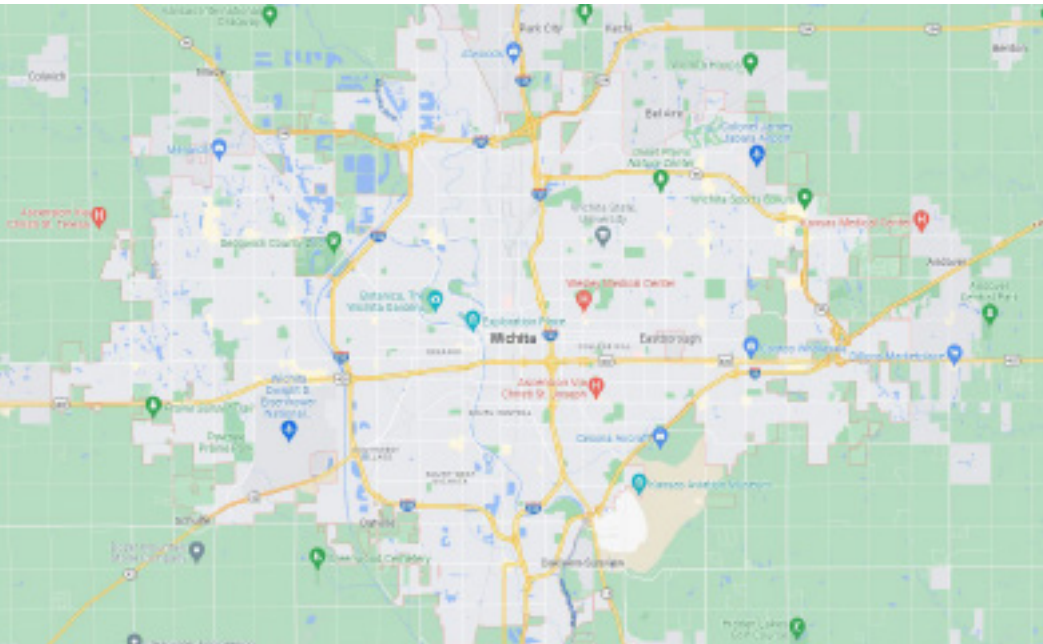
Median Household Income \$61,819

Average Household Income \$85,942



WICHITA'S TOP EMPLOYERS

- Spirit Aerosystems, Inc. - 12,000
- Textron Aviation - 9,000
- McConnell Air Force Base - 6,689
- Wichita Public Schools USD 259 - 5,516
- State of Kansas - 4,373
- Via Christi Health - 3,856
- City of Wichita - 3,255
- Koch Industries - 3,200
- U.S. Government - 2,738
- Sedgewick County - 2,496





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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.

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