



LANDMARK
COMMERCIAL

GROCERY ANCHORED PAD SITE OPPORTUNITY GROUND LEASE OR BUILD TO SUIT

135TH AND MAPLE, WICHITA, KS 67235

Scott Harper MBA, CCIM | 316.262.2442 | 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.

DRONE



PROPERTY SUMMARY

GROUND LEASE OR
BUILD TO SUIT

Contact Broker

LOT SIZE

22,444 SF

SITE DIMENSIONS

103' x 200'

ZONING

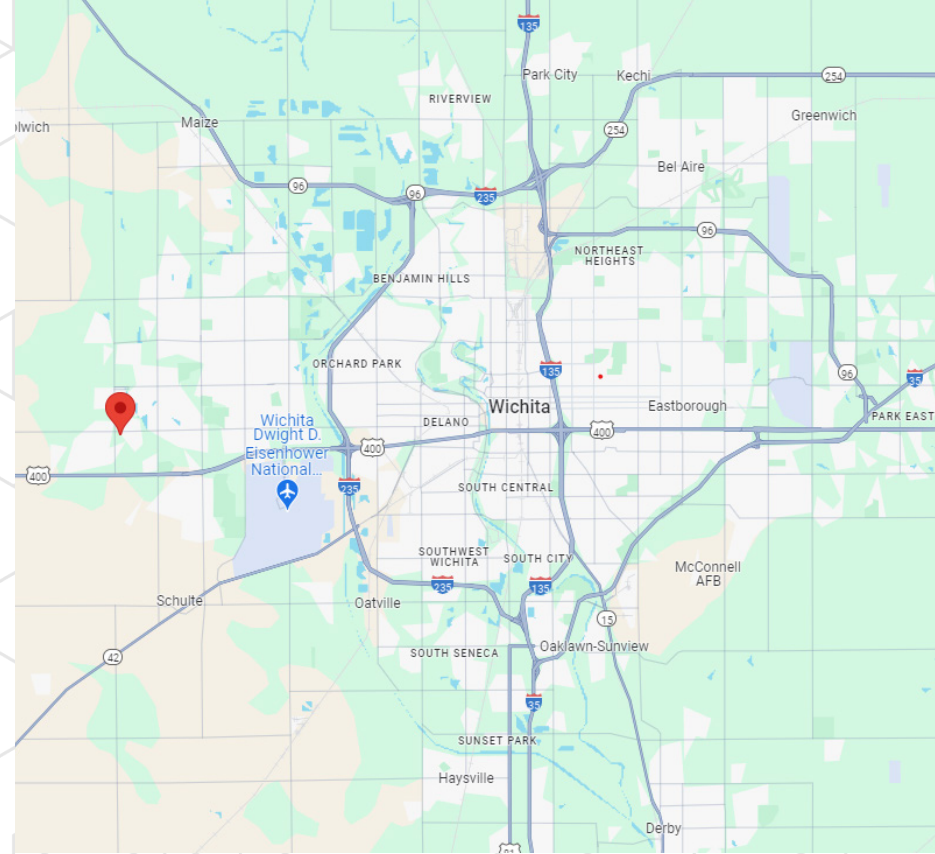
LC - Some restrictions apply

HIGHLIGHTS

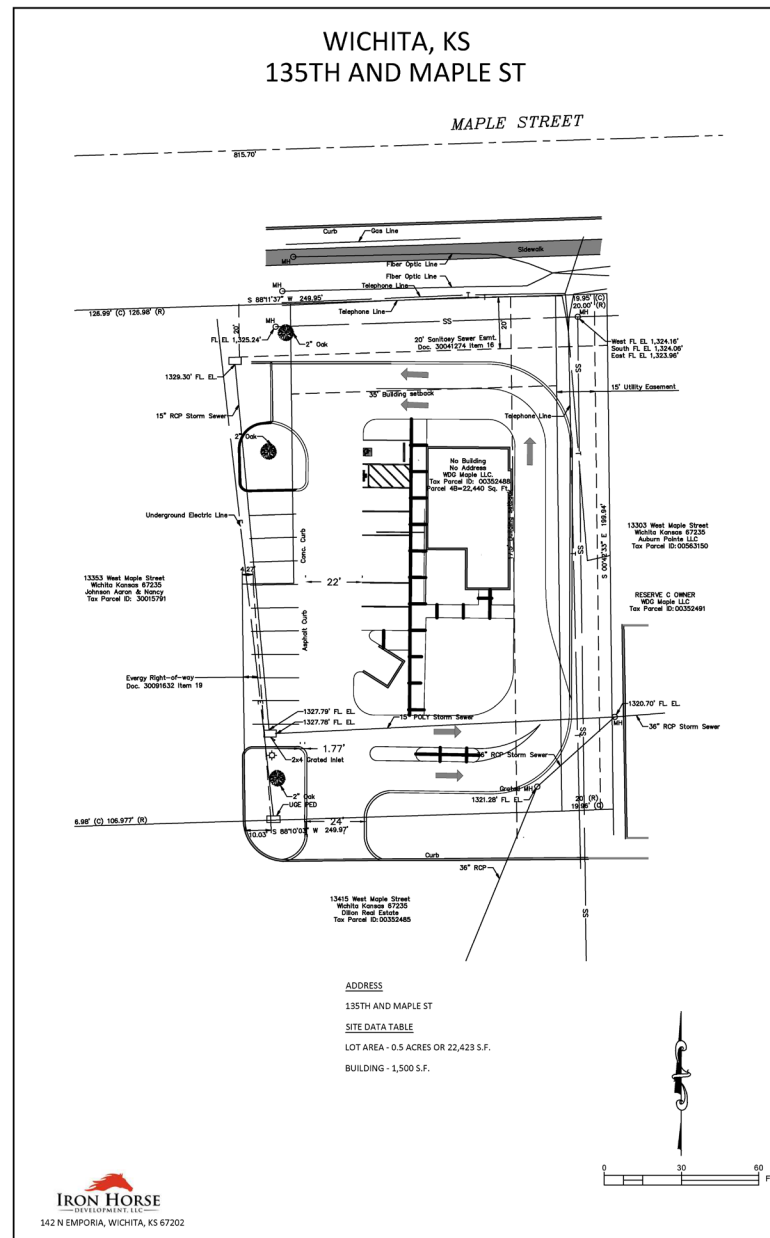
- LAST REMAINING GROCERY ANCHORED PAD SITE AT INTERSECTION, FOR GROUND LEASE OR BUILD TO SUIT
- TRAFFIC COUNT: 18,734 VPD AT 135TH AND MAPLE
- OUTPARCEL TO DILLONS
- LOCATED WITHIN THE EXCLUSIVE AUBURN HILLS NEIGHBORHOOD
- ESTABLISHED RAPIDLY RETAIL TRADE AREA WITH SEVERAL NATIONAL TENANTS NEARBY
- QUICK ACCESSIBILITY TO GODDARD AND WESTERN SEDGWICK COUNTY VIA KELLOGG (US-400)
- NEAR GODDARD'S EISENHOWER SCHOOL CAMPUS SERVING K-12
- NEAR THE 76 UNIT PORCHLIGHT AT AUBURN HILLS, WICHITA'S FIRST BUILD TO RENT COMMUNITY

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,213	14,469	31,890
HOUSEHOLDS	6,503	39,318	82,889
AVG HH INCOME	\$143,165	\$113,593	\$103,617



CONCEPTUAL SITE PLAN



2024-462 Model Space-copy.dwg 2024-09-26

AERIAL (CLOSE)



AERIAL (FAR)





LANDMARK COMMERCIAL REAL ESTATE

156 North Emporia
Wichita, Kansas 67202
www.landmarkrealestate.net

For More Information:

SCOTT HARPER MBA, CCIM
SR. VICE PRESIDENT & ASSOCIATE BROKER

Office: 316.262.2442
sharper@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.