

# DOWNTOWN CHURCH & COMMUNITY CENTER FOR SALE

1130 S. Broadway Ave., Wichita, KS 67211






<b>SALE PRICE:</b>	<del>\$875,000.00</del> \$750,000.00 <b>PRICE REDUCED</b>
<b>BUILDING SIZE:</b>	52,121 SF
<b>LOT SIZE:</b>	2.97 Acres
<b>YEAR BUILT:</b>	1960
<b>ZONING:</b>	Limited Commercial
<b>PARKING:</b>	Ample
<b>2022 TAXES:</b>	Exempted

## PROPERTY HIGHLIGHTS

- 1,200 seat sanctuary/auditorium.
- Additional wedding chapel/fellowship room.
- Commercial grade kitchen.
- Full size basketball court.
- Multiple childcare rooms and classrooms.
- Several private offices for administrative staff.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	10,990	99,852	216,791
 <b>AVG. HH INCOME</b>	\$39,295	\$43,637	\$47,583
 <b>MEDIAN AGE</b>	32.4	34.6	35.0

## TRAFFIC COUNTS

 <b>LINCOLN &amp; BROADWAY</b>	17,086 VPD
 <b>KELLOGG (US-400) &amp; BROADWAY</b>	64,823 VPD



Offered exclusively by: **Matthew McClure** | 316-292-3910 | [mmclure@weigand.com](mailto:mmclure@weigand.com)



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	2.72 miles		4.37 miles		0.42 miles
	6.13 miles		7.38 miles		0.42 miles
	4.42 miles		1.25 miles		3.78 miles



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