



FREESTANDING RETAIL

FOR SALE/LEASE 515 S. DUGAN & 6525 W. TAFT ST., WICHITA, KS 67209

SALE PRICE
CONTACT BROKER

LEASE RATE \$10.25/SF/YR., NET

BUILDING SIZE 9,014 SF

LOT SIZE 41,423.8± SF (.95± AC.)

YEAR BUILT 2005

PARKING AMPLE, ON-SITE

ZONING GENERAL COMMERCIAL (GC)

2025 TAXES GENERALS: \$20,579.19
 SPECIALS: \$100.00

PROPERTY HIGHLIGHTS

- Freestanding building on hard corner.
- Located in the middle of a major retail corridor with over 1,000,000 SF of developed retail.
- 90,159 VPD traffic counts at Dugan and Kellogg/US 54 Hwy.
- Easily accessible from Dugan or Ridge interchanges.
- Near Eisenhower National Airport.
- Adjacent land to the west of this site is also available.

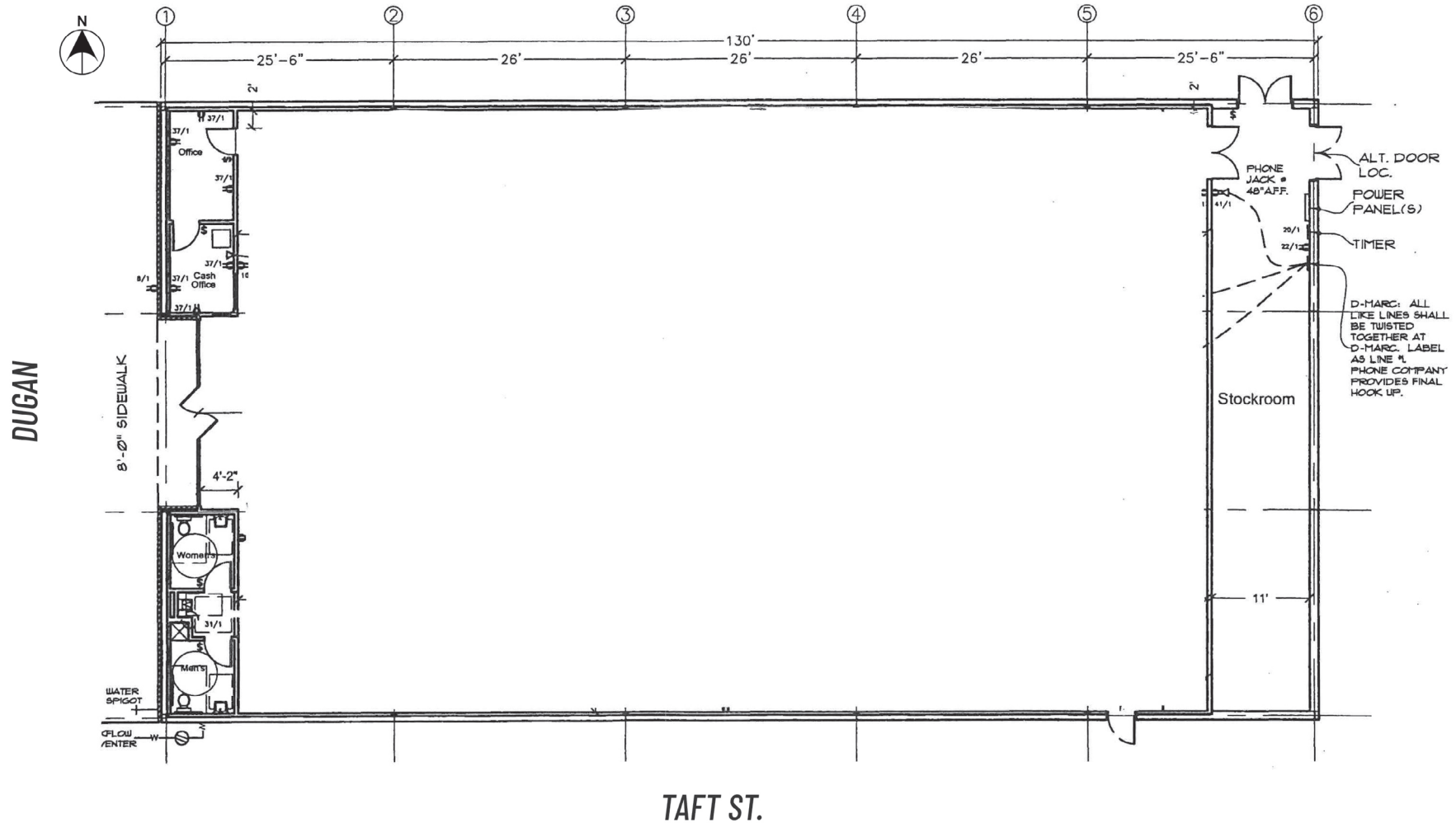
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,178	53,079	172,600
AVG. HH INCOME	\$70,025	\$72,494	\$87,208
MEDIAN AGE	34.9	36.5	37.0
TRAFFIC COUNTS			
KELLOGG (US 54 HWY.) & DUGAN	90,159 VPD		

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WEIGAND
COMMERCIAL

FLOOR PLAN



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Randy Johnston | 316-292-3913 | rjohnston@weigand.com

Weigand Real Estate - Commercial

Office: 316-262-6400

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AERIAL VIEW



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