



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	GENERAL: \$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.

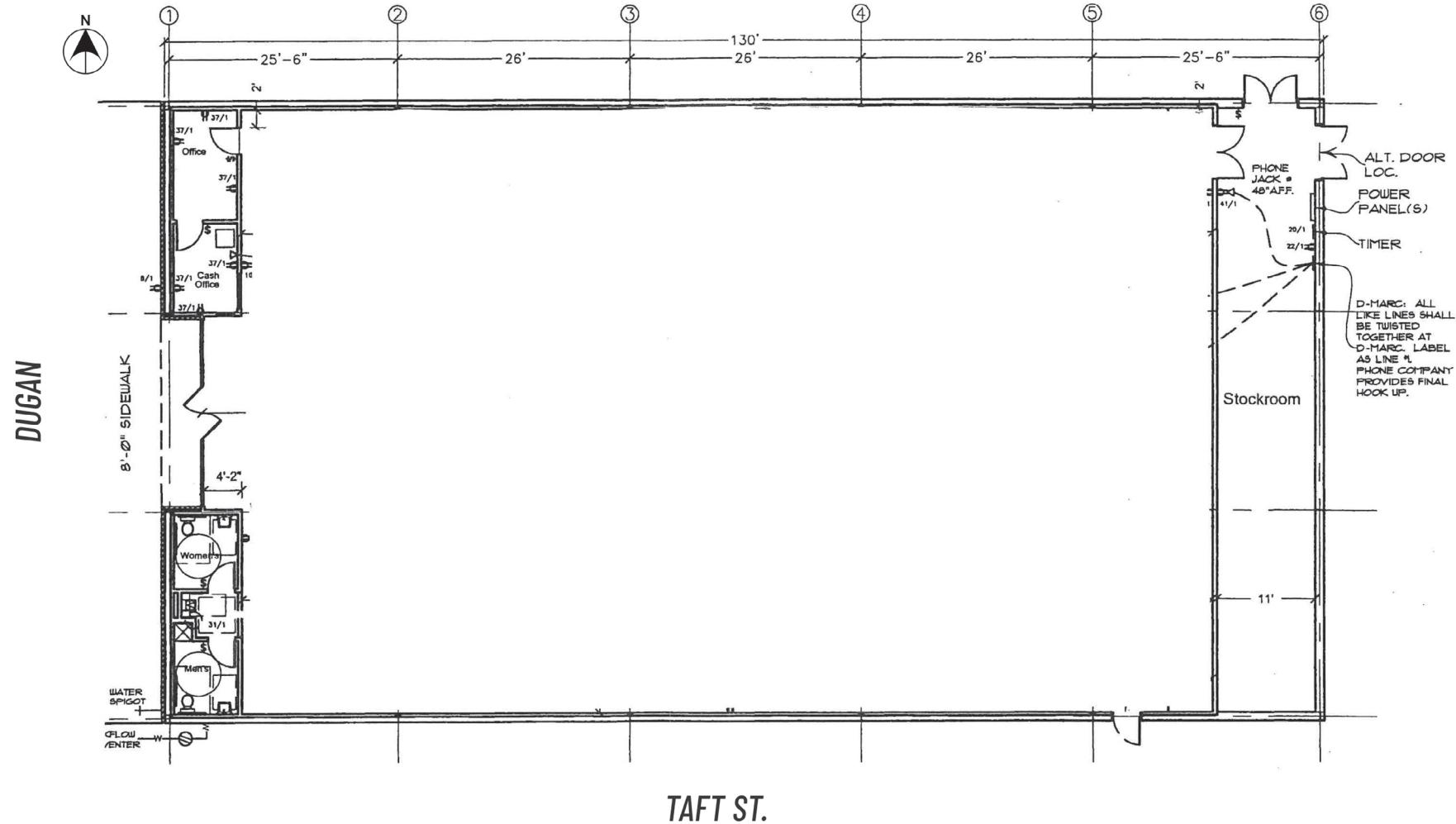
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,178	53,079	172,600
AVG. HH INCOME	\$70,025	\$72,494	\$87,208
MEDIAN AGE	34.9	36.5	37.0
TRAFFIC COUNTS			
KELLOGG (US 54 HWY.) & DUGAN	90,159 VPD		



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Weigand Real Estate - Commercial
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Weigand.com

FLOOR PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.

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AERIAL VIEW



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