



## RETAIL/OFFICE FOR SALE

**520 S. RAMSEY DR.**

VALLEY CENTER, KS 67147

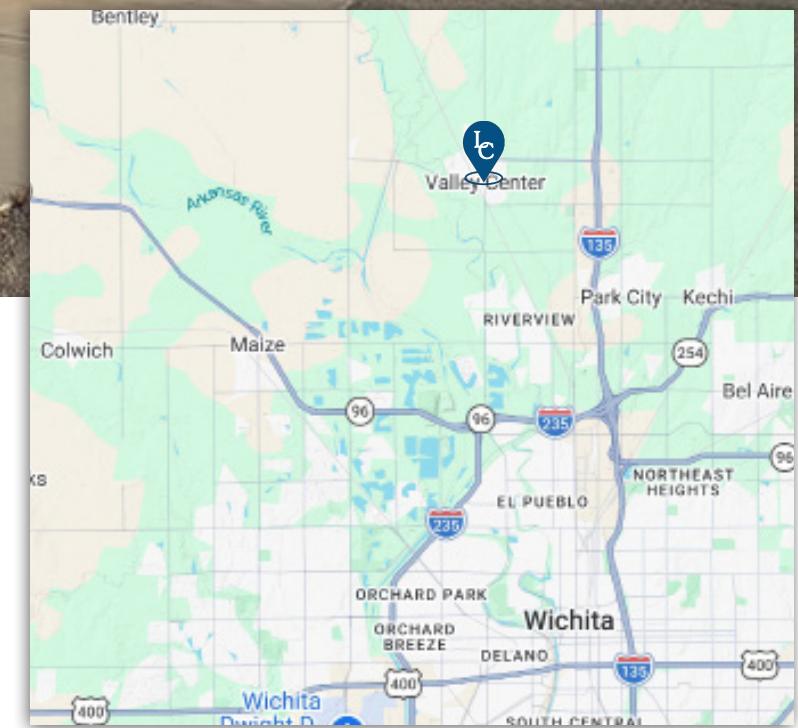
Intersection: 77th & Meridian

Available: 1,970 SF

Lot Size: 47411 SF

Year Built: 1998

Zoning: C-2 (General Business)



# PROPERTY SUMMARY

**Sale Price:** \$275,000

**Available Space:** 1,970 SF

**Lot Size:** 47411 SF

**Intersection:** Meridian & Ford

**Traffic** ±7,760

**Access:** 10 minutes north of Wichita, Located on Meridian Avenue, a primary north-south route through Valley Center

Quick freeway access to I-135



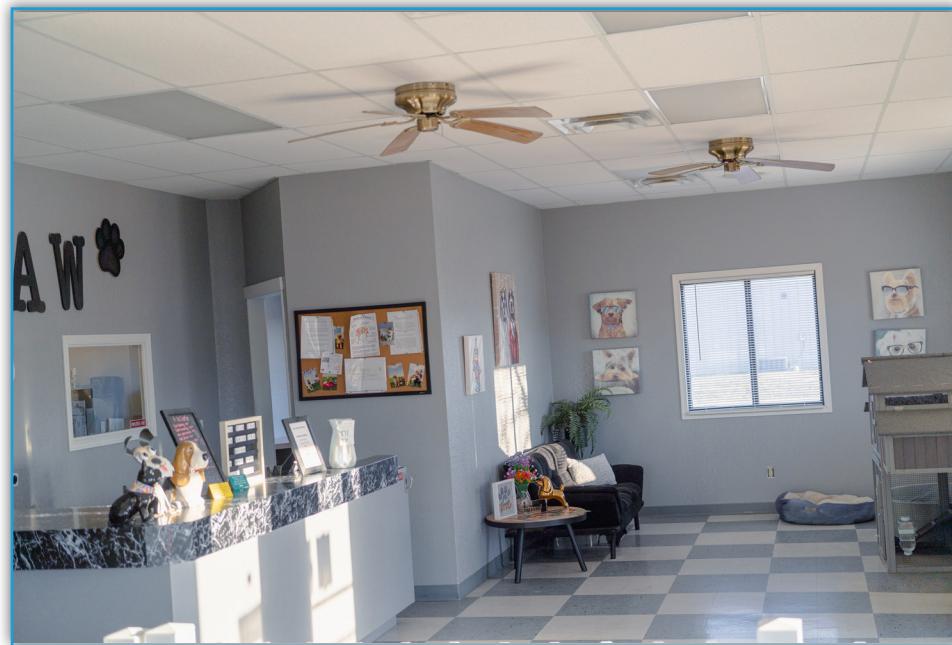
## HIGHLIGHTS

- Attractive Retail/Office with Great Visibility
- Walk Up Window
- Fenced Area in Back
- Former Restaurant, No Kitchen Equipment, Plumbing in Place

## DEMOGRAPHICS

|             | 1 Mile   | 3 Miles   | 5 Miles   |
|-------------|----------|-----------|-----------|
| Population: | 4,413    | 11,681    | 25,555    |
| Households: | 1,648    | 4,213     | 9,533     |
| Avg. HHI:   | \$95,824 | \$104,512 | \$104,727 |

## AREA NEIGHBORS



# Photos



# MAKE YOUR MARK WITH LANDMARK



## CONTACT THE EXPERT



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## ABOUT LANDMARK

With over 33 years of experience, Landmark Commercial Real Estate has built a reputation as the leading commercial real estate firm in Wichita. Our team provides unmatched expertise in the sale and purchase of commercial properties, representing sellers, buyers, tenants, and landlords. Landmark offers comprehensive market knowledge, strategic insights, and a commitment to client success. Whether you're looking to buy, sell, lease, or need property management, Landmark's team of dedicated and knowledgeable professionals delivers full-service support designed to help you make confident, informed real estate decisions.

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