

# RIDGE LAKE CENTER INVESTMENT

3510 N. Ridge Road, Wichita, KS 67205

**FOR SALE**  
**\$2,800,000**



Offered by: **Grant Tidemann, SIOR**  
316-292-3908 | [tidemann@weigand.com](mailto:tidemann@weigand.com)

**Bradley Tidemann, SIOR**  
316-650-8853 | [btidemann@weigand.com](mailto:btidemann@weigand.com)



# RIDGE LAKE CENTER INVESTMENT

3510 N. Ridge Road, Wichita, KS 67205

**FOR SALE**  
**\$2,800,000**



**SITE SIZE**  
59,871 SF± (1.37 A)

**BUILDING SIZE**  
16,000 SF

**CONSTRUCTION**  
STEEL

**YEAR BUILT**  
2002

**ZONING**  
LIMITED COMMERCIAL

**PARKING**  
69 SPACES

**NOI**  
\$219,107.17

**CAP RATE**  
7.83%

**2023 TAXES**  
GENERALS: \$58,911.30  
SPECIALS: \$7.11

#### PROPERTY HIGHLIGHTS

- Income producing office investment!
- Four-tenant office center located in Northwest Wichita.
- Monument signage along Ridge Road at 34th St. N.
- Excellent visibility.
- Great access to Hwy. K-96.
- Contact broker for financial details.



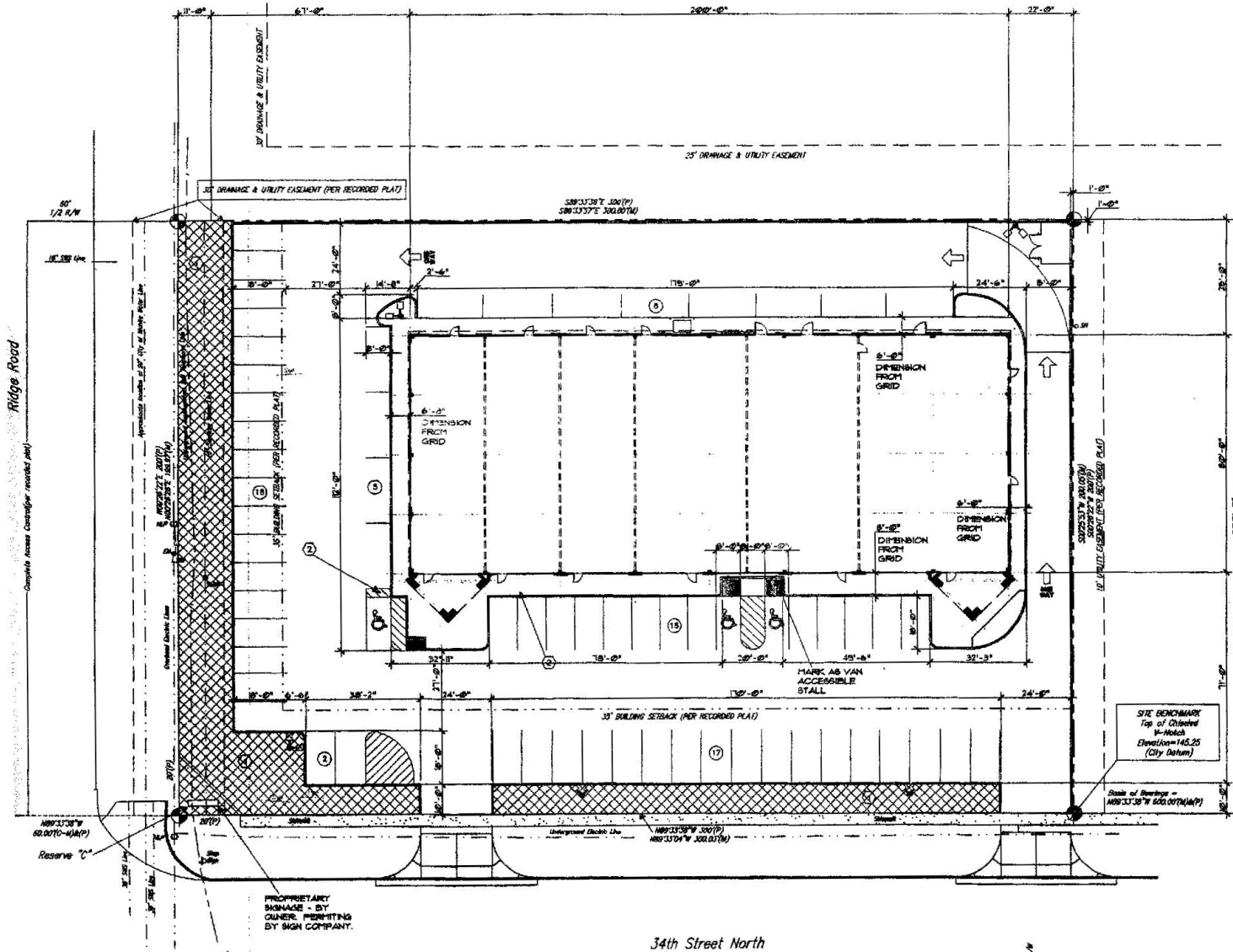
Offered by: **Grant Tidemann, SIOR**  
316-292-3908 | [tidemann@weigand.com](mailto:tidemann@weigand.com)

**Bradley Tidemann, SIOR**  
316-650-8853 | [btidemann@weigand.com](mailto:btidemann@weigand.com)

# RIDGE LAKE CENTER INVESTMENT

3510 N. Ridge Road, Wichita, KS 67205

FOR SALE  
\$2,800,000



Offered by: **Grant Tidemann, SIOR**  
316-292-3908 | tidemann@weigand.com

**Bradley Tidemann, SIOR**  
316-650-8853 | btidemann@weigand.com





# RIDGE LAKE CENTER INVESTMENT

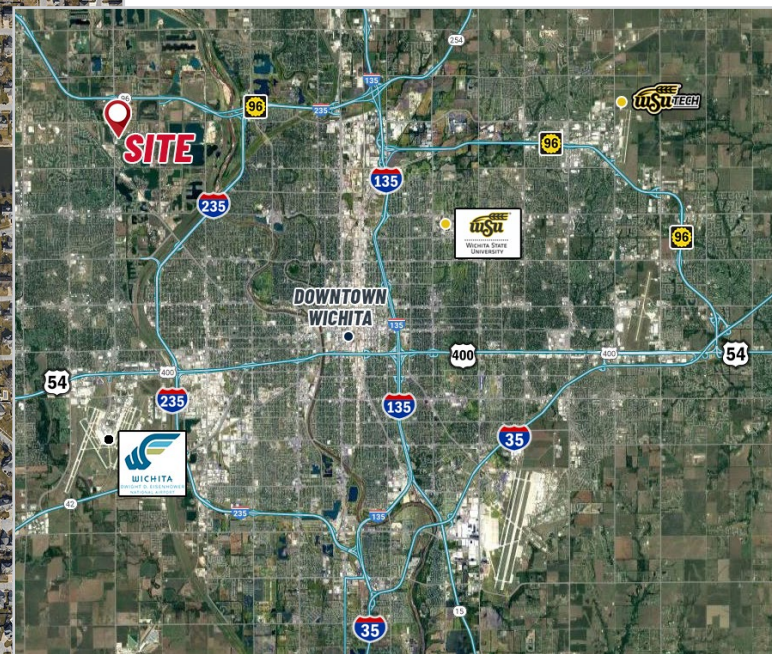
3510 N. Ridge Road, Wichita, KS 67205

**FOR SALE**  
**\$2,800,000**



| DEMOGRAPHICS   | 1 MILE    | 3 MILES   | 5 MILES  |
|----------------|-----------|-----------|----------|
| POPULATION     | 7,197     | 38,686    | 119,356  |
| AVG. HH INCOME | \$153,493 | \$122,234 | \$96,874 |
| MEDIAN AGE     | 39.3      | 39.0      | 38.4     |

**TRAFFIC COUNTS**  
APPROX. 27,429 VPD AT RIDGE RD. & 37TH ST. N.



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 a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Offered by: **Grant Tidemann, SIOR**  
316-292-3908 | tidemann@weigand.com

**Bradley Tidemann, SIOR**  
316-650-8853 | btidemann@weigand.com