



Property Description

Showroom/Warehouse with Excellent Signage/Visibility One Lot off of a Hard Corner and Five Minutes South of Downtown Wichita. Located a Quarter Mile from Interstate 135 and Southeast Blvd. for Optimal Logistics and Accessibility.

Property Highlights

- 15,000 SF Showroom/Warehouse
- 1,000 SF of office storage in Basement
- Ample Parking
- Premium Signage Opportunity
- Ceiling Height: 14 feet
- 8 foot overhead door in back of building
- 3-Phase Power
- Zoned Limited Commercial
- Year Built: 1956

Offering Summary

Sale Price:	Call for Pricing
Lot Size:	60,539 SF
Building Size:	15,999 SF

Demographics	3 Miles	5 Miles	10 Miles
Total Households	35,625	81,141	185,101
Total Population	86,220	199,034	464,014
Average HH Income	\$54,387	\$61,845	\$83,586

Adam Clements, CCIM

Vice President

316.204.7693

adamclements@buildersinc.com

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Interior Photos

SHOWROOM/WAREHOUSE FOR SALE

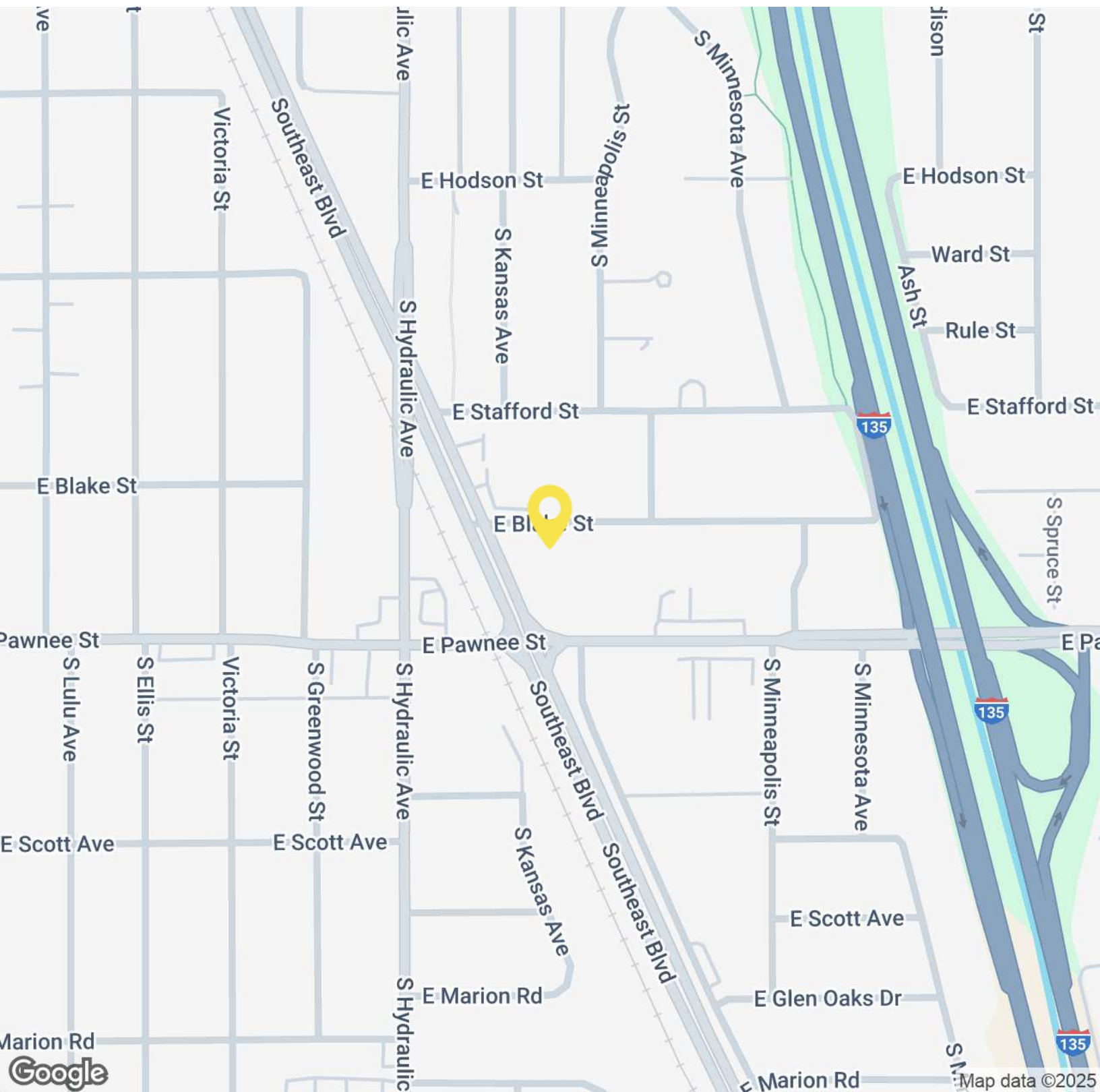


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Location Map

SHOWROOM/WAREHOUSE FOR SALE

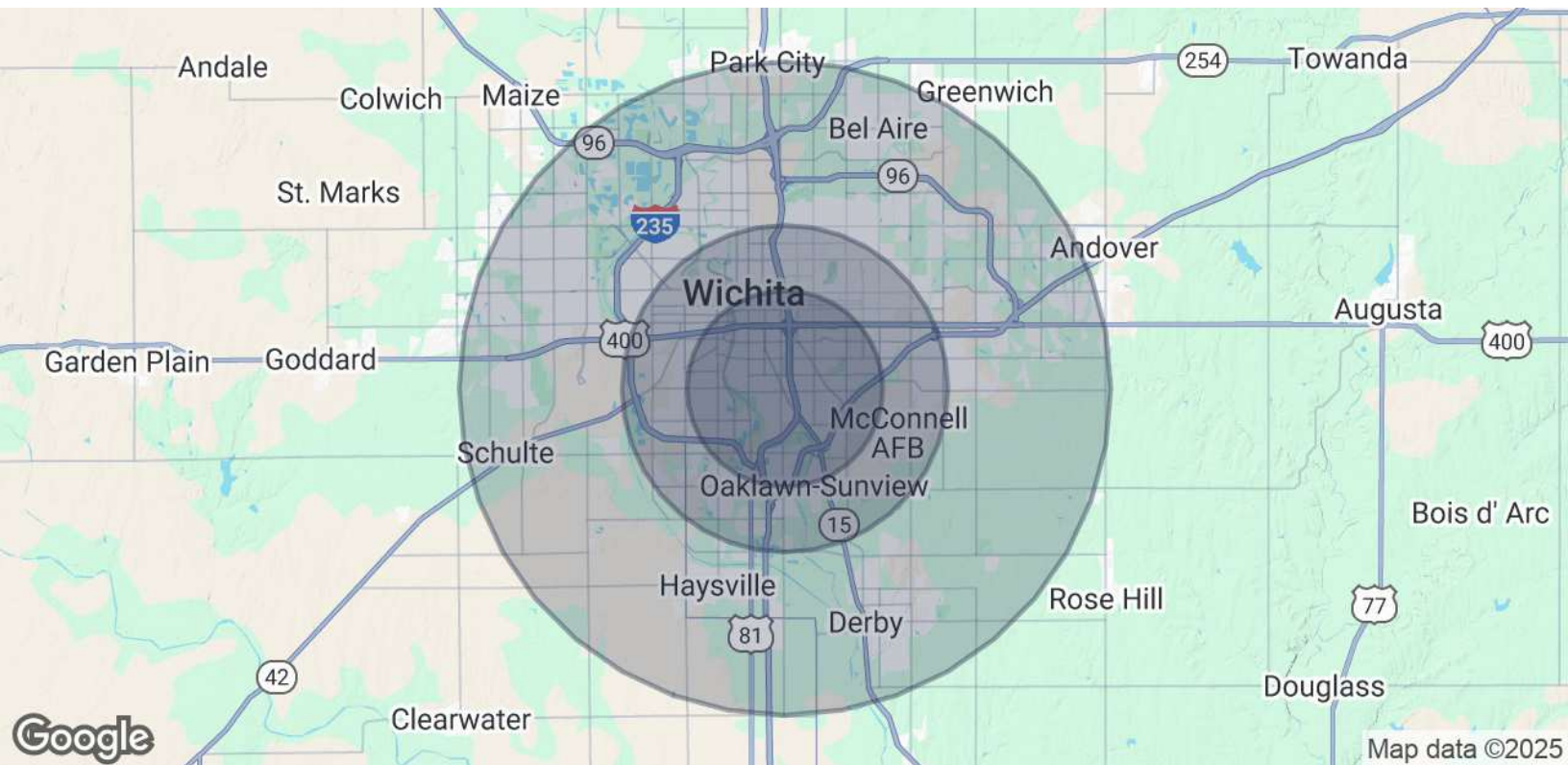


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Demographics Map & Report

SHOWROOM/WAREHOUSE FOR SALE



Population	3 Miles	5 Miles	10 Miles
Total Population	86,220	199,034	464,014
Average Age	37	37	39
Average Age (Male)	37	37	38
Average Age (Female)	38	38	40

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	35,625	81,141	185,101
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$54,387	\$61,845	\$83,586
Average House Value	\$127,225	\$153,546	\$223,893

Demographics data derived from AlphaMap

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Site Overview

SHOWROOM/WAREHOUSE FOR SALE



Lease Information

Lease Type:	NNN	Lease Term:	Contact Broker
Total Space:	15,000 SF	Lease Rate:	Contact Broker

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Area Users Map

SHOWROOM/WAREHOUSE FOR SALE



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