

WAREHOUSE/FLEX SPACE NEAR LINCOLN & I-135

2745 E. Boulevard Plaza, Wichita, KS

SALE PRICE:
CONTACT BROKER



BUILDING SIZE
6,468 SF

OCCUPANCY
VACANT

ZONING
LIMITED COMMERCIAL




2022 TAXES
\$3,005.84

TRAFFIC COUNTS
APPROX. 37,496 VPD
ALONG NB I-135

PROPERTY HIGHLIGHTS

- Infill Wichita location with a population of 235,000 within 5 miles.
- 3 miles to Wichita State University and 8 miles to Wichita Dwight D. Eisenhower National Airport.
- 3 miles from Downtown Wichita.
- Approximately 30 parking stalls.
- 14' ceiling heights.
- Climate controlled.
- Trade area includes: Dairy Queen, QuikTrip, CVS Pharmacy, McDonalds, Hardee's, T-Mobile, Subway, Wendy's, Tack Bell, Denny's, Burger King, Firestone Tire, Big Lots, and many more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	12,346	100,659	228,383
 AVG. HH INCOME	\$54,167	\$57,791	\$63,129
 MEDIAN AGE	34.8	32.8	33.7

SCAN FOR
MORE INFO.



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