

# INVESTMENT BUILDING IN NORTHEAST WICHITA

3590 N WOODLAWN, WICHITA, KS 67220



**FOR SALE**



**SALE PRICE: \$2,250,000**

<b>BUILDING SF:</b>	19,521 SF	<b>PARKING:</b>	69 Spaces
	Building is 81x241	<b>PROPERTY CLASS:</b>	Commercial and
	Canopy is 680 SF		Industrial
<b>AVAILABLE SF:</b>	2,337 SF	<b>TENANTS:</b>	Baileys Learning Academy
<b>SITE SIZE:</b>	1.72 Acres		and Fur Seasons Pet Resort
<b>YEAR BUILT:</b>	2007	<b>2025 TAXES:</b>	General: \$46,075.40
<b>ZONING:</b>	Limited Commercial		Specials: \$60.00
<b>LEGAL DESCRIPTION:</b>	LOT 1 EXC BEG SW COR N 200 FT E 228.26 FT S 200 FT W 229 FT TO BEG LINDER ADDITION	<b>ABOUT THIS PROPERTY:</b>	

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	9,555	50,017	118,584
Avg. HH Income	\$108,508	\$107,601	\$109,764
Median Age	33.4	35.9	35.0

<b>TRAFFIC COUNTS</b>	
37th & Woodlawn	17,818 VPD
Hwy K-96 & Woodlawn	69,265 VPD

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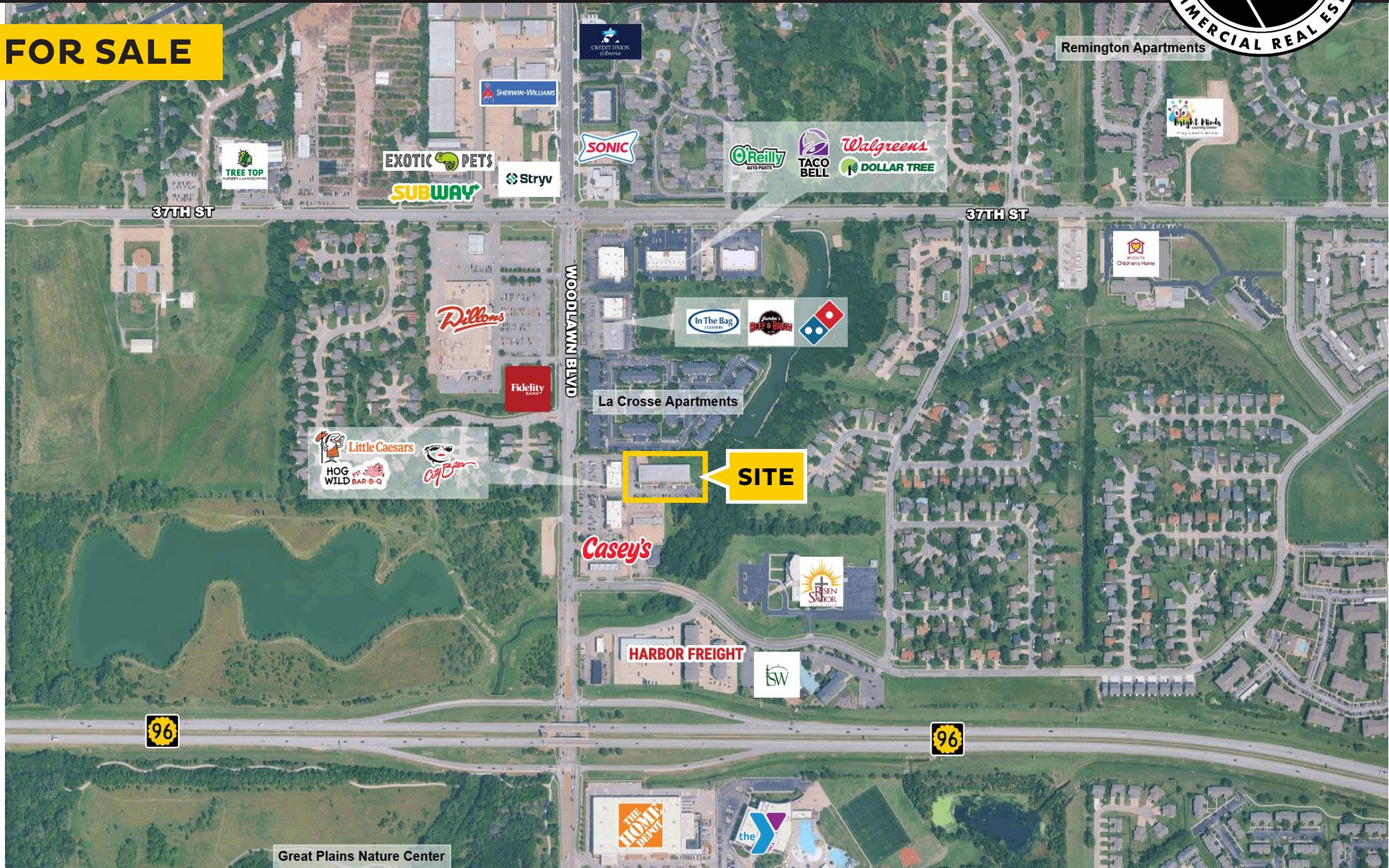


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**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

**Ryan Kerr**  
**Tim Kerr**

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