

REFLECTION RIDGE OFFICE PARK

7340 W. 21st St. N.
Wichita, KS 67205



FOR SALE \$3,500,000

SITE SIZE
137,961 SF (3.17 A)

BUILDING SIZE
34,754 SF
(PER COUNTY)

ZONING
LIMITED COMMERCIAL

YEAR BUILT
1999

CONSTRUCTION
STUD/EIFS

PARKING
193 SPACES

2023 TAXES
GENERALS: \$70,715.32 SPECIALS: \$7.11

PROPERTY HIGHLIGHTS

- Office investment opportunity located in northwest Wichita.
- Situated near the signalized intersection of Ridge Road and 21st Street North.
- Financial information available upon request.

DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES

6,932 69,179 143,896



AVG. HH INCOME

\$123,017 \$103,873 \$95,830



MEDIAN AGE

42.7 39.2 38.1



TRAFFIC COUNTS

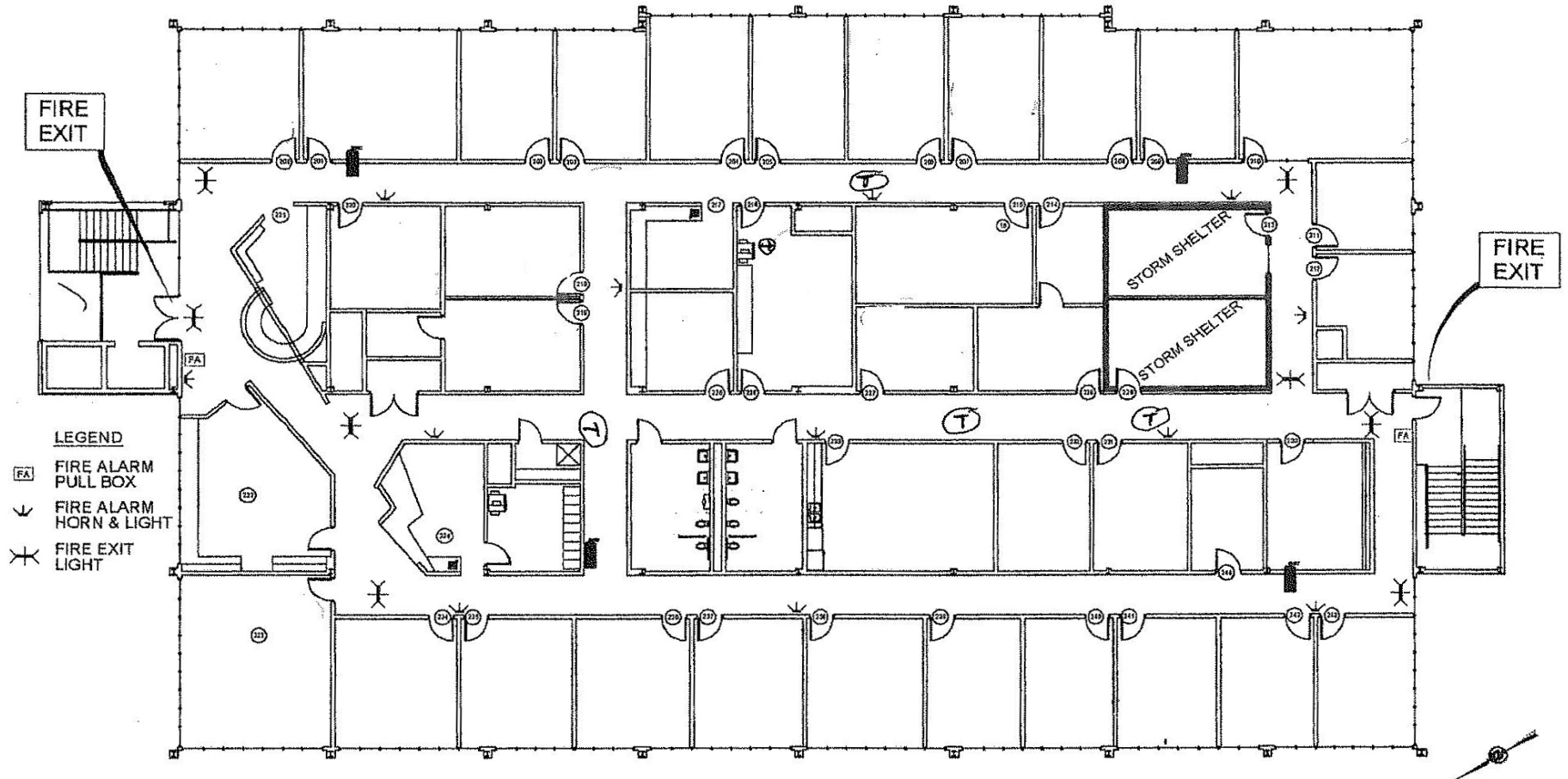
APPROX. 42,863 VPD AT 21ST AND RIDGE RD.



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

FLOOR PLAN - 2ND FLOOR

AFTER EVACUATION, MEET IN GRASSY AREA
BETWEEN MOTEL AND OFFICE BUILDING



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AERIAL VIEW



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