



FOR SALE

OFFERING

InSite Real Estate Group has been exclusively retained to market a Class “A” diagnostic and imaging facility adjacent to the campus of HCA Wesley Medical Center Woodlawn Campus in northeast Wichita, Kansas. The property is fully leased to Wesley Medical Center and serves their outpatient diagnostic and imaging needs.

This investment opportunity provides excellent cash flow from a well-known national medical institution. Located just .82 mile south of the K-96 Expressway, the property’s highly visible location and strategic access to Wesley Medical Center and all of northeast Wichita makes this investment highly desirable.

CONTACT

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PROPERTY INFO



SALE PRICE

\$3,255,000



CAP RATE

6.5% increasing to 6.83%



BUILDING SIZE

11,028 SF



ZONING

General Office



LEASE TERM

October 1, 2021 to September 30, 2026

Landlord Responsibilities:

Roof & Structural Repair/Replacement



HIGHLIGHTS

- Highly functional building purpose-built for diagnostic and imaging applications with easy conversion opportunities for future uses.
- Excellent location with frontage along Woodlawn Avenue and access via signalized intersection.
- High traffic corridor with strong demographics
- Next to HCA Wesley Medical Center Woodlawn Campus.



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AREA NEIGHBORS



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- Wesley Woodlawn Hospital & ER
- Sedgwick Plaza
- Jackson Elementary School
- The Home Depot
- North YMCA
- Koch Industries
- Walmart Supercenter
- Emprise Bank
- Wichita State University
- Fuzzy's Taco Shop
- QuikTrip
- Wendy's
- Braum's
- Kwik Shop
- ALDI
- Pizza Hut
- Family Dollar
- Club Car Wash
- Harbor Freight Tools



DEMOGRAPHICS

Based off a 3 mile radius



NO. OF BUSINESSES

3,128



POPULATION

63,093



NO. OF HOUSEHOLDS

25,810



AVG. HOUSEHOLD INCOME

\$95,396



TRAFFIC COUNT

19,114

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