



FORMER CARWASH LOCATED NEAR MAPLE & WEST STREET

FOR SALE 3825 W. MAPLE ST., WICHITA, KS 67213

SALE PRICE	CONTACT BROKER
BUILDING SIZE	3,428 SF
SITE SIZE	42,542 SF (0.98± AC)
YEAR BUILT	2007
2025 TAXES	Generals: \$19,776.31 Specials: \$100.00
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- Former carwash situated on approximately one acre lot with frontage along Maple Street and directly east of QuikTrip, with 1 million annual visits (Placer.ai).
- Located near the intersection of Maple and West Street, boasting solid daily traffic counts.
- All FF&E included.
- Strong surrounding retail and dense residential rooftops.
- Area users include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
DAYTIME POP.	8,555	74,740	199,401
AVG. HH INCOME	\$55,632	\$65,810	\$74,537
MEDIAN AGE	33.5	34.9	35.5
TRAFFIC COUNTS			
ALONG MAPLE ST.			12,760 VPD
ALONG WEST ST.			18,279 VPD



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ADDITIONAL PHOTOS



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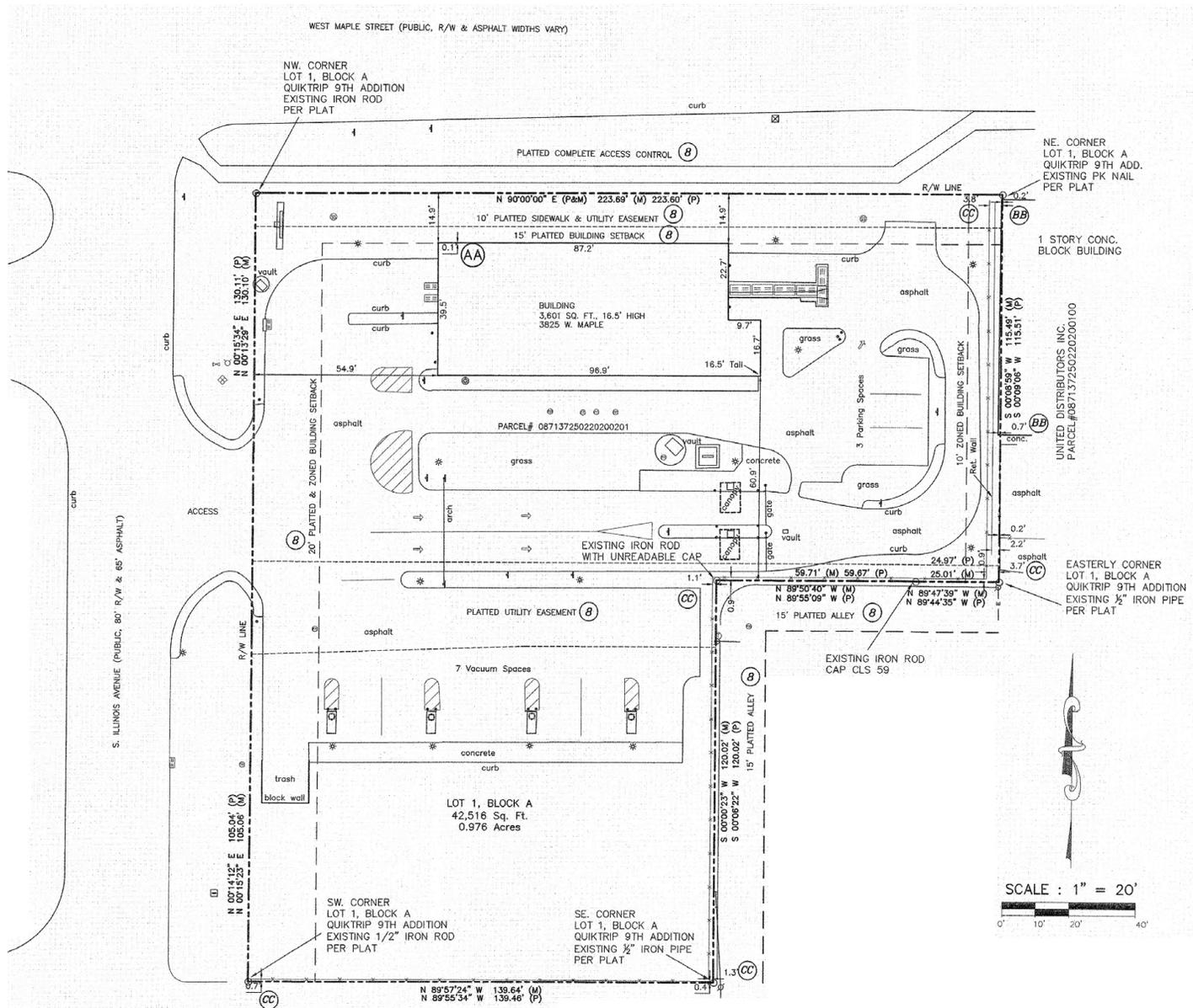
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SURVEY



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AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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