



Fully Leased Multi-Tenant Retail Building

12111 E 21st St N., Wichita, KS 67226

Prime Retail/Office Space For Sale

\$3,400,000

Property Description

Class A retail/office space for sale steps away from restaurants, medical offices, financial services, and shopping. Adjacent to affluent Northeast Wichita neighborhoods, schools and Churches. Property offers door-side parking, open floor plan and basement storage.

- Total Building Size: 13,209 square feet
- Total Site Size: Approx: 1.2 acres
- Conveniently located at 21st Street North and K96
- Monument sign with LED insert
- Cap Rate: 7.64%
- 2.5% annual escalations
- Fully occupied Multi - tenant property

For more information

Casey Bachrodt

President Bachrodt Commercial
casey.bachrodt@bachrodtcompanies.com
316.393.1094



For more information

Casey Bachrodt

President Bachrodt Commercial
casey.bachrodt@bachrodtcompanies.com
316.393.1094

The Collective



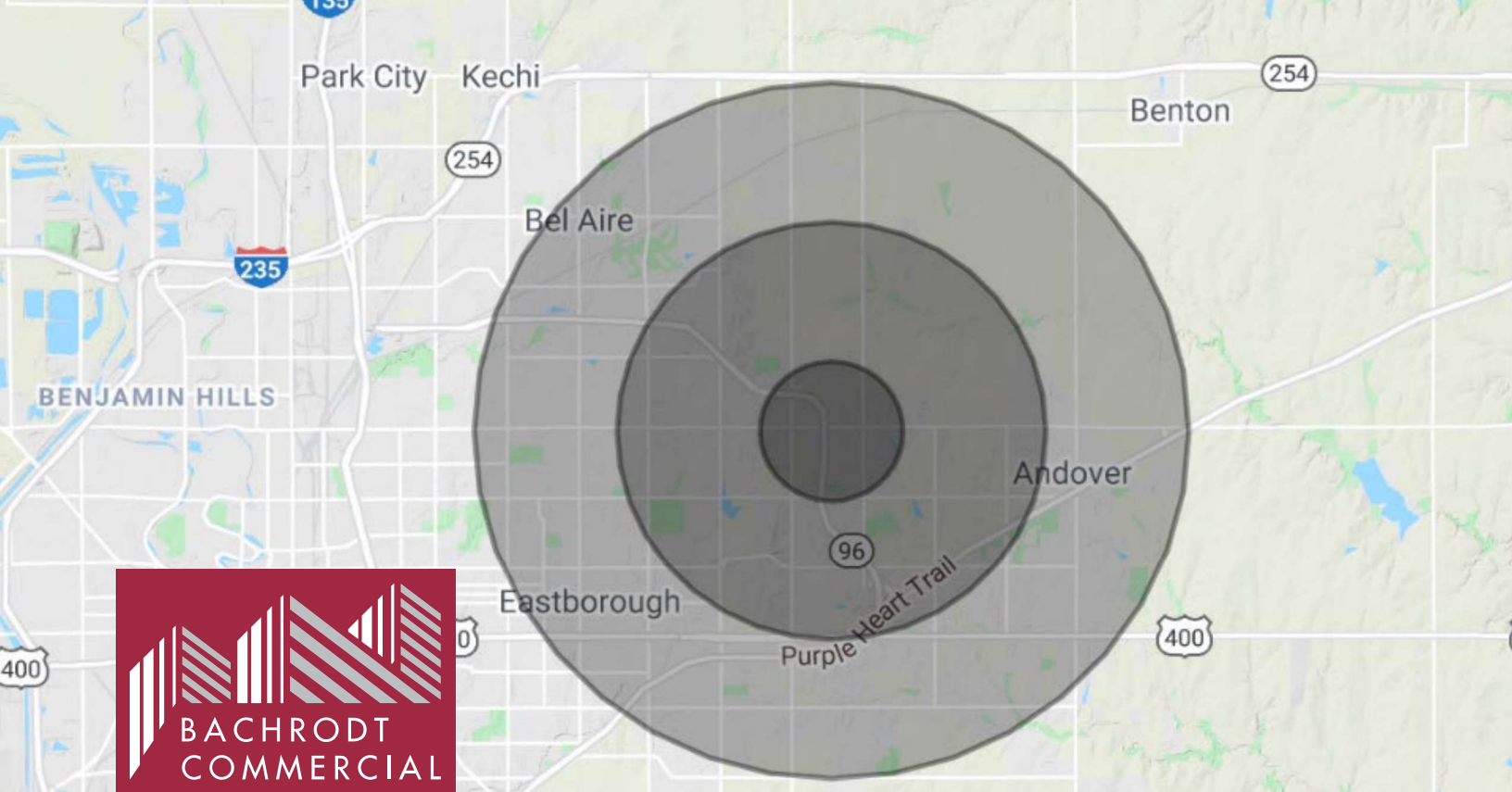
Surrounding amenities



For more information

Casey Bachrodt

President Bachrodt Commercial
 casey.bachrodt@bachrodtcompanies.com
 316.393.1094



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	2,951	21,834	87,040
Median Age	35.3	39.4	37.9
Median Age Male	35.7	38.6	37.3
Median Age Female	34.7	39.5	38.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,050	8,424	34,283
# of Persons per HH	2.8	2.6	2.5
Average HH income	\$133,662	\$125,953	\$95,312
Average House Value	\$227,479	\$259,713	\$223,117

For more information

Casey Bachrodt

President Bachrodt Commercial
 casey.bachrodt@bachrodtcompanies.com
 316.393.1094