



FORMER POOL HALL

FOR SALE/LEASE 1940 S. OLIVER, WICHITA, KS 67218

SALE PRICE
\$2,000,000

LEASE RATE
\$2,000/MO. (GROSS)

CEILING HEIGHT
13' IN RETAIL (FOR LEASE)
16' IN WAREHOUSE (OCCUPIED)

2025 TAXES
GENERALS: \$15,649.43
SPECIALS: \$100.00

SITE SIZE
70,613 SF

AVAILABLE SPACE
16,000± SF

BUILDING SIZE
22,400 SF

YEAR BUILT
1969

ZONING
LIMITED COMMERCIAL

PROPERTY HIGHLIGHTS

- This property is a former grocery store and has been a pool hall since 1990.
- Equipped with 30+ pool tables and other games.
- Includes a partial kitchen equipped with wash sinks, refrigerator, and 6' refrigerated prep tables.
- Dock high door in rear of building and an outside double door.
- Ample parking that was resurfaced in 2019.
- All game revenue is shared by tenant and landlord.
- 6,400 SF of retail, warehouse & office occupied by current owner with possible lease-back opportunity.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,884	91,026	202,280
AVG. HH INCOME	\$53,105	\$73,885	\$75,011
MEDIAN AGE	33.3	33.2	33.5
TRAFFIC COUNTS			
OLIVER & HARRY			31,809 VPD

ADDITIONAL PHOTOS



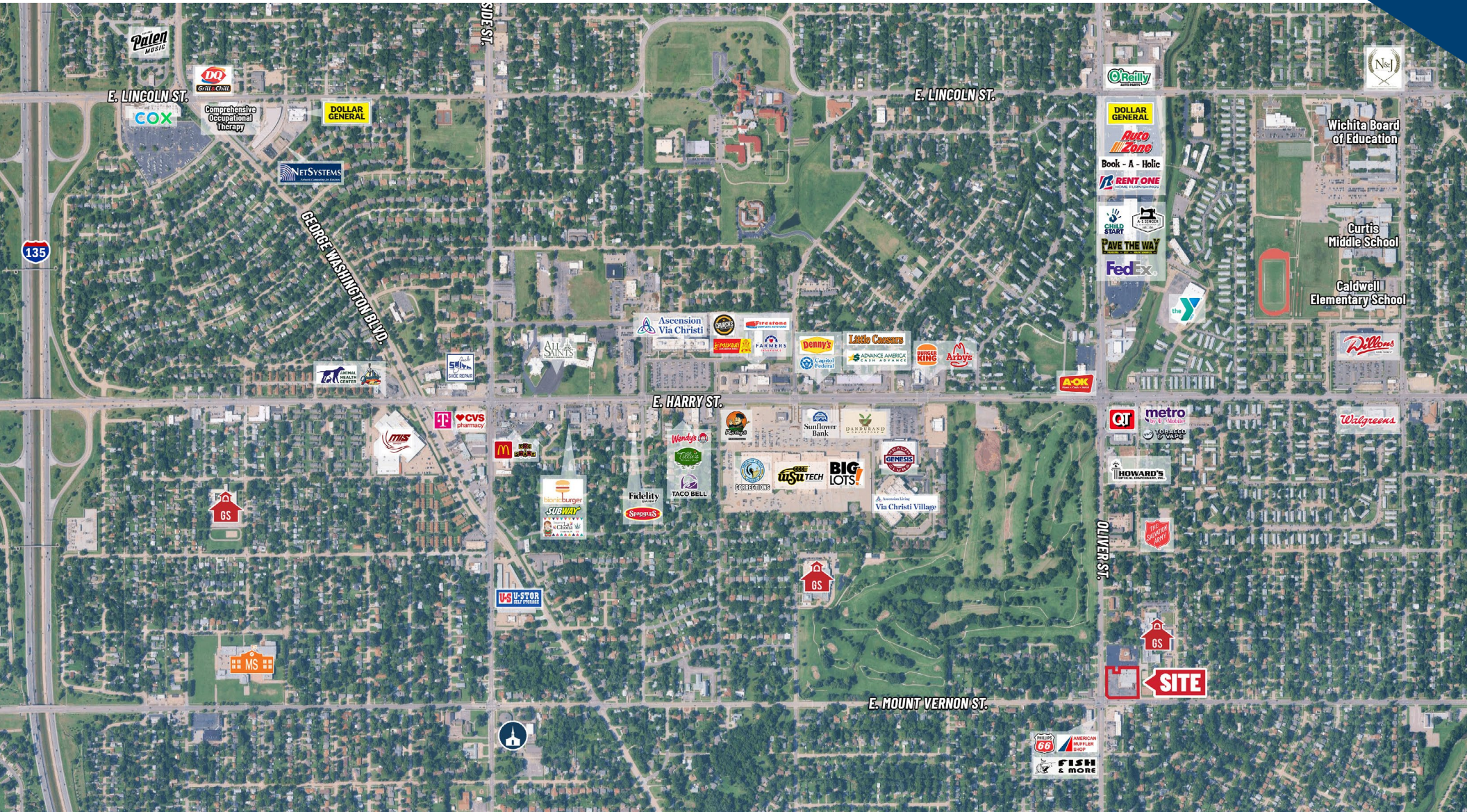
ADDITIONAL PHOTOS



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WEIGAND
COMMERCIAL

AERIAL VIEW



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