



LANDMARK
COMMERCIAL



SINGLE TENANT MEDICAL FACILITY FOR SALE/INVESTMENT PROPERTY

4722 W KELLOGG DR, WICHITA, KS 67209

www.landmarkrealestate.net | 156 North Emporia Ave, Wichita, KS 67202

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

DRONE



PROPERTY SUMMARY

SALE PRICE: \$1,910,000.00

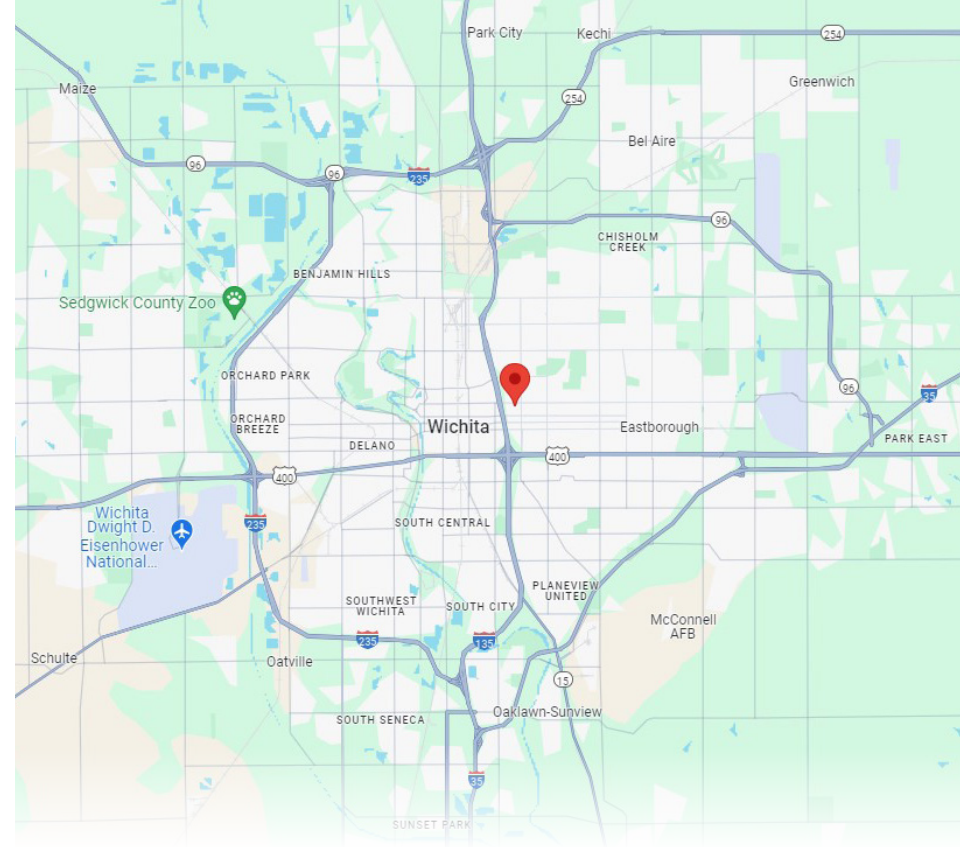
CAP Rate	7.48
NOI	\$143,000
Building Size	5,720 SF
Land Size	0.748 Acres

HIGHLIGHTS

- Single Tenant - Net Leased Medical
- 10 Year absolute NNN lease
- Brand new sale - Leaseback
- Excellent visibility
- Strong tenant
- Multiple locations throughout Wichita
- Located near a major highway exchange
- Zero landlord responsibilities

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,432	102,344	229,064
Households	4,493	42,136	96,016
Avg HH Income	\$61,789	\$65,809	\$71,003



PROPERTY DESCRIPTION

Landmark Commercial Real Estate has been selected as the exclusive representative for the absolute NNN sale-leaseback of this attractive medical office building located in the heart of Wichita. This property is convenient to Kellogg and I-35.

Upon closing, the operating entity will execute a 10-year Absolute NNN lease back to the buyer. See Property Summary and About The Tenant for more information.



4722 W KELLOGG DR, WICHITA, KS

Property Description	Medical
Property Size	1.57 Acres
Building Size	3,960 SF
Tenancy	Single

ABOUT THE TENANT

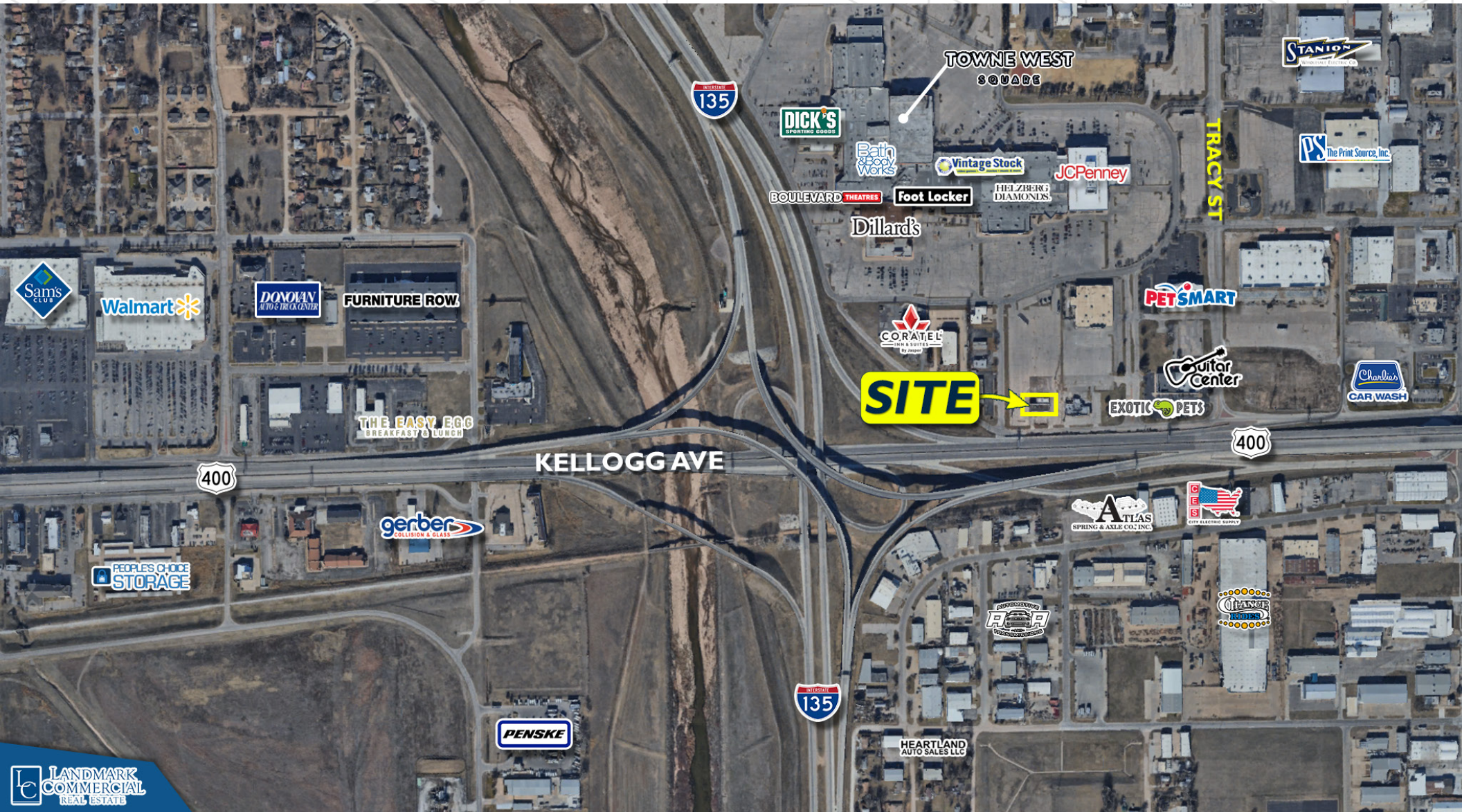
Immediate Medical Care (IMC) was founded in 2009 to meet the growing demand for urgent care clinics in the Wichita, KS Area. They have since expanded into Northeast and Northwest Wichita. IMC sees 19,000 patients annually, with the West Kellogg location being the busiest of the three, due to the clinics ability to cater to Work Comp and Employer Paid Services.



INVESTMENT SUMMARY

Tenant	Immediate Medical Care IMC West
NOI	\$143,000
Lease Type	Absolute NNN - Sale Leaseback
Lease Term	10 years, Commncing at Closing
Rental Increases	10% every 5 years
Option Terms	2, 5-year option
Tenancy	Single
Guaranty	Peronal

AERIAL





**LANDMARK
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REAL ESTATE

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Wichita, Kansas 67202
www.landmarkrealestate.net

For More Information:

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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

DISCLAIMER

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