

FOR SALE

Desirable Hard Corner Building

10315 W. 13th St, Wichita KS

PRICE REDUCED!

Property Information:

Building Size
3,252 Sq. Ft.

Lot Size
.80 Acres

Year Built
1990

2017 RE Taxes
\$19,470.94

Zoning
Limited Commercial



For Information Contact:

Carl Hebert, CCIM
(316) 618-1100
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Jake Ramstack
(316) 618-1100
jake@insitere.com

InSite Real Estate Group
608 W. Douglas, Suite 106
Wichita, KS 67203

Potential Uses:

Retail

Service Providers

Government Services

Health Clinic

Credit Union

Non Profit

Chiropractor

Veterinarian

Multi-Tenant

Battery Store

Sit Down Restaurant

Cell Phone Provider

- ✓ Large Lot/Adequate Parking
- ✓ High Average Household Income
- ✓ Very Popular Retail Trade Area
- ✓ Highly Visible Location
- ✓ Close to New Market Square

Area Businesses Include: Credit Union of America, CVS Pharmacy, Kwik Shop, Natural Grocers, Little Caesar's, Wok Hey, Grene Vision Group, MedExpress, Zips Car Wash, All Paws Pet Center, Kansasland Tire & Service, Grasslands Estates

SALE PRICE: ~~\$799,000~~ \$599,000

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2022 Projection	12,683	70,921	117,119
2017 Population	12,495	68,970	113,478
Income			
Ave. HH Income	\$93,363	\$91,414	\$83,349
Business Data			
Businesses	237	1,872	3,582
Employees	2,165	24,987	61,788

TRAFFIC COUNTS

13th & Maize 28,199 Cars per Day

