

For Sale

PRICE REDUCED!

Stand-Alone Retail

1610 E. Lincoln, Wichita, KS

Property Information:

Building Size
3,630 Sq. Ft.

Lot Size
1.22 Acres

Year Built
1994

2017 RE Taxes
\$11,443.34

Zoning
Limited Commercial/
Multi-Family



Potential Uses

<i>Car Lot</i>	<i>Credit Union</i>	<i>Multi-Tenant</i>
<i>Staffing Agency</i>	<i>Service Providers</i>	<i>Non Profit</i>
<i>Government Services</i>	<i>Chiropractor</i>	<i>Sit Down Restaurant</i>
<i>Health Clinic</i>	<i>Veterinarian</i>	<i>Cell Phone Provider</i>
<i>Retail</i>	<i>Tire Store</i>	<i>Thrift Store</i>

Owner will consider food uses at specific locations

- ✓ Potential for a Drive-Thru!
- ✓ Room for Expansion
- ✓ Large Lot/Adequate Parking
- ✓ Desirable Hard Corner Location
- ✓ Easy Access to I-135 & US-54

For Information
Contact:

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Jake Ramstack
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InSite Real Estate Group
608 W. Douglas, Suite 106
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Area Businesses Include Intrust Bank Arena, Century II, Bank of America, Gander Mountain, Sonic Drive-In, McDonalds, Subway, Spangles, Wendy's, QuikTrip, Waterwalk Hotel and Apartments, Hyatt Regency, Locke Supply, ABC Recycling

SALE PRICE: ~~\$419,000~~ **\$299,000**

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2021 Projection	11,232	113,159	245,470
2016 Population	11,023	111,119	240,764
Income			
Ave. HH Income	\$42,262	\$43,685	\$50,062
Business Data			
Businesses	695	6,003	11,192
Employees	8,091	81,836	163,774

TRAFFIC COUNTS

Lincoln & Hydraulic
32,692 Cars per Day

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