

# For Sale

**PRICE REDUCED!**

## Stand-Alone Retail

3164 S. Hillside, Wichita, KS

### Property Information:

Building Size  
3,316 Sq. Ft.

Lot Size  
.92 Acres

Year Built  
1991

2017 RE Taxes  
\$8,264.77

Zoning  
Limited Commercial



### 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\***

- ✓ Large Lot/Adequate Parking
- ✓ Desirable Hard Corner Location
- ✓ Easy Access to I-135 & K-15
- ✓ Highly Visible

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** QuikTrip, Spirit Aerosystems, McConnell Air Force Base, Sutherlands, and More

**SALE PRICE:** ~~\$419,000~~ **\$199,000**

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**DEMOGRAPHICS**

Population	1 Mile	3 Miles	5 Miles
2021 Projection	7,846	70,563	187,194
2016 Population	7,646	69,429	183,482
Income			
Ave. HH Income	\$36,492	\$41,998	\$50,766
Business Data			
Businesses	196	1,969	8,383
Employees	4,769	34,991	120,972

**TRAFFIC COUNTS**

31st & Hillside 15,593 Cars per Day

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