

# For Sale

**PRICE REDUCED!**

## Stand-Alone Retail

4808 S. Hydraulic, Wichita, KS

### Property Information:

Building Size  
3,246 Sq. Ft.

Lot Size  
1.14 Acres

Year Built  
1989

2017 RE Taxes  
\$10,779.37

Zoning  
Limited Commercial



For Information  
Contact:

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InSite Real Estate Group  
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Wichita, KS 67203

### Potential Uses

<i>Car Lot</i>	<i>Credit Union</i>	<i>Multi-Tenant</i>
<i>Retail</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>Staffing Agency</i>	<i>Tire Store</i>	<i>Thrift Store</i>

**\*Owner will consider food uses at specific locations\***

- ✓ Room for Additional Building!
- ✓ Large Lot/Adequate Parking
- ✓ Desirable Hard Corner Location
- ✓ Easy Access to I-135/I-235/I-35 (KS Turnpike) Interchange
- ✓ Highly Visible

**Area Businesses Include** QuikTrip, Sonic, IHOP, Dillons, Applebee's, Kmart, Holiday Inn Express, Days Inn, McDonalds, O'Reilly Auto Parts, Dollar Tree, Burkert King, Dollar General, Goodwill Industries, Pizza Hut, Emprise Bank, Pepsi-Cola

**SALE PRICE:** ~~\$419,000~~  
**\$349,000**

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**DEMOGRAPHICS**

Population	1 Mile	3 Miles	5 Miles
2021 Projection	8,161	45,344	138,120
2016 Population	8,067	44,810	135,655
Income			
Ave. HH Income	\$49,202	\$46,316	\$49,564
Business Data			
Businesses	176	1,065	3,917
Employees	2,272	19,798	57,770

**TRAFFIC COUNTS**

47th & Hydraulic 32,692 Cars per Day

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