

For Sale

PRICE REDUCED!

Stand-Alone Retail

5602 E. Harry, Wichita, KS

Property Information:

Building Size
3,251 Sq. Ft.

Lot Size
.83 Acres

Year Built
1991

2017 RE Taxes
\$11,946.33

Zoning
Limited Commercial



For Information
Contact:

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

Potential Uses

Retail

Health Clinic

Chiropractor

Service Providers

Sit Down Restaurant

Car Lot

Book Store

Credit Union

Veterinarian

Tire Store

University Services

Multi-Tenant

Non-Profit

Thrift Store

Title Company

- ✓ Large Lot/Adequate Parking
- ✓ Desirable Hard Corner Location
- ✓ High Visibility
- ✓ Established Retail Trade Area

Owner will consider food uses at specific locations

Area Businesses Include Dillons, Walgreens, Verizon Wireless, Vis Christi Hospital St. Joseph, AutoZone, Pizza Hut, Denny's, Sunflower Bank, Big Lots, A-OK Pawn Shop, YMCA Garvey Sports Center, Burger King, Firestone, Wendy's

SALE PRICE: ~~\$471,000~~ **\$419,000**

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2021 Projection	16,133	97,725	200,688
2016 Population	15,928	95,816	196,137
Income			
Ave. HH Income	\$40,719	\$56,960	\$56,660
Business Data			
Businesses	431	3,655	9,543
Employees	6,139	51,731	145,630

TRAFFIC COUNTS

Harry & Edgemoor 24,734 Cars per Day

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