

For Sale

PRICE REDUCED!

Desirable Rock Road Hard Corner

7991 E. 37th St. N, Wichita, KS

Property Information:

Building Size
3,252 Sq. Ft.

Lot Size
1.24 Acres

Year Built
1991

2017 RE Taxes
\$23,150.44

Zoning
Limited Commercial



For Information Contact:

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

Potential Uses

<i>Retail</i>	<i>Credit Union</i>	<i>Multi-Tenant</i>
<i>Service Providers</i>	<i>Non Profit</i>	<i>Battery Store</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>

Owner will consider food uses at specific locations

- ✓ Large Lot/Adequate Parking
- ✓ High Average Household Income
- ✓ Very Popular Retail Trade Area
- ✓ Highly Visible Location
- ✓ Close Proximity to K-96

Area Businesses Include Intrust Bank, QuikTrip, NetApp, Jo-Ann Fabrics, PetSmart, FedEx Office, Sam's Club, Party City, Kohl's, Cornerstone Business Park, Legends Car Wash, Famous Footwear, McDonald's, Wichita Inn, Sears Outlet, IHOP

SALE PRICE: ~~\$899,000~~
\$699,000

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2021 Projection	8,009	40,473	95,391
2016 Population	7,750	39,060	92,162
Income			
Ave. HH Income	\$75,574	\$84,711	\$82,063
Business Data			
Businesses	526	1,864	4,406
Employees	11,243	32,834	75,930

TRAFFIC COUNTS

37th & Rock 22,050 Cars per Day

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