

FOR SALE

Douglas Design District Retail/Office

1601 E. Douglas Wichita, KS 67211

Reduced Price!



**Douglas Ave
Street Frontage!**

Sale Information

Building Size:	9,520 SF
Lot Size:	6,196 SF
Year Built:	1925
Zoning:	Central Business District
Sale Price:	\$395,000

- ✓ Excellent visibility & signage options
- ✓ Historical Facade intact
- ✓ Q-Line stop in front of building
- ✓ Multiple entrances
- ✓ 2 floors and basement
- ✓ One block from Central Standard Brewing
- ✓ Rare opportunity to own free standing Douglas building

Demographics

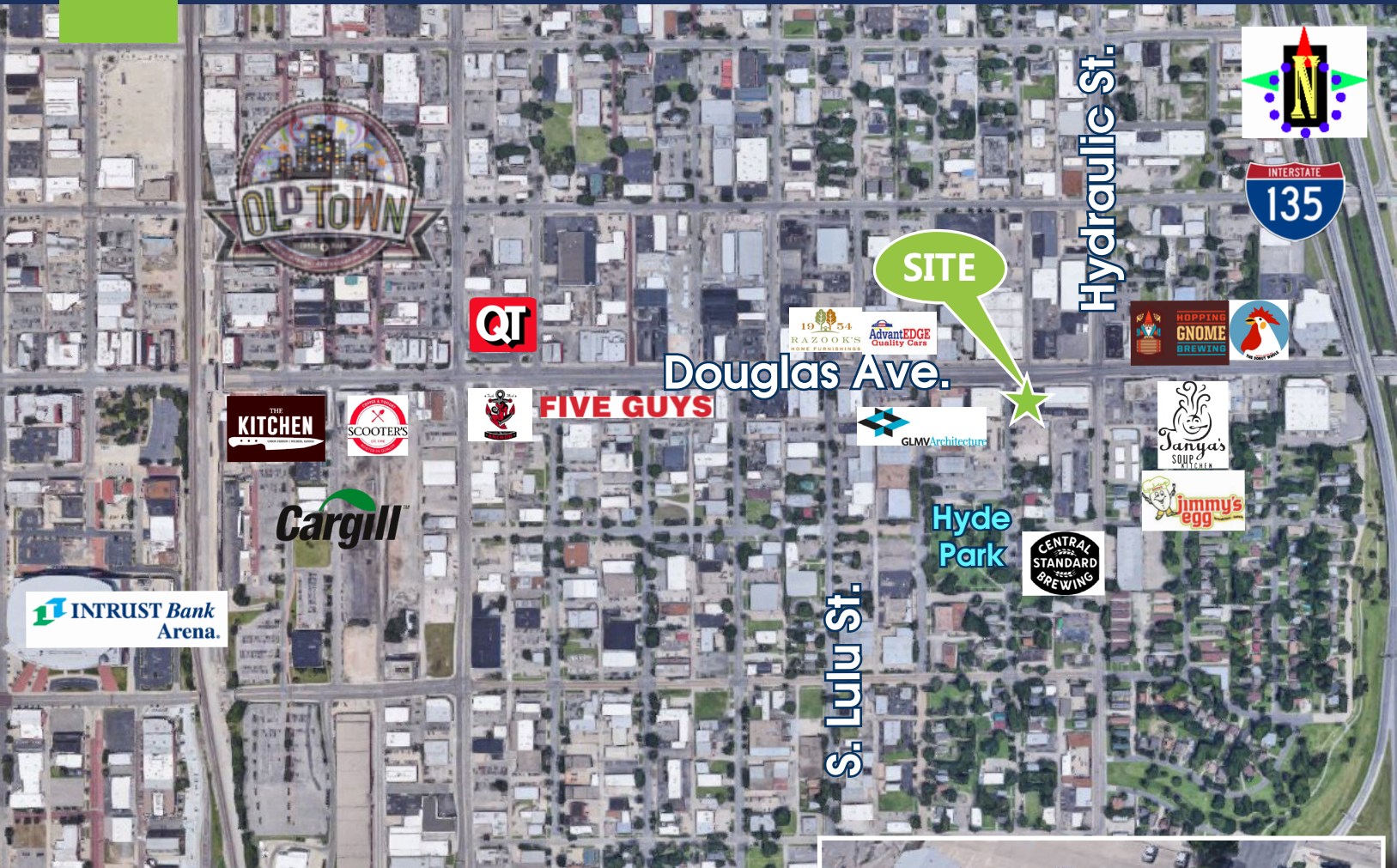
Households Within 5 Miles:	94,003
Median Household Income:	\$39,508
Traffic Count (Douglas):	13,658 VPD

Statistics Provided by esri

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Area Neighbors

The Kitchen, Scooters, Cargill, Intrust Bank Arena, The Anchor, Five Guys, Quiktrip, Old Town Retail and Restaurants, Central Standard Brewing, Jimmy's Egg, Tanya's Soup Kitchen, Hopping Gnome, The Donut Whole, GLMV Architecture and many more!



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