### **FOR SALE**

# Absolute Net Investment Opportunity 10221 W 13th St N, Wichita KS 67212

BROKERAGE CONNECTION





**Sale Price**: \$750,000

Building Size: 5,786 SF

Addtl. Storage: 600 SF

**Lot Size**: 23,644 SF

Zoning: Limited Commercial

- Great investment opportunity
- Established Daycare Facility in a prime location with strong demographics and great roof top concentration
- One mile from New Market Square

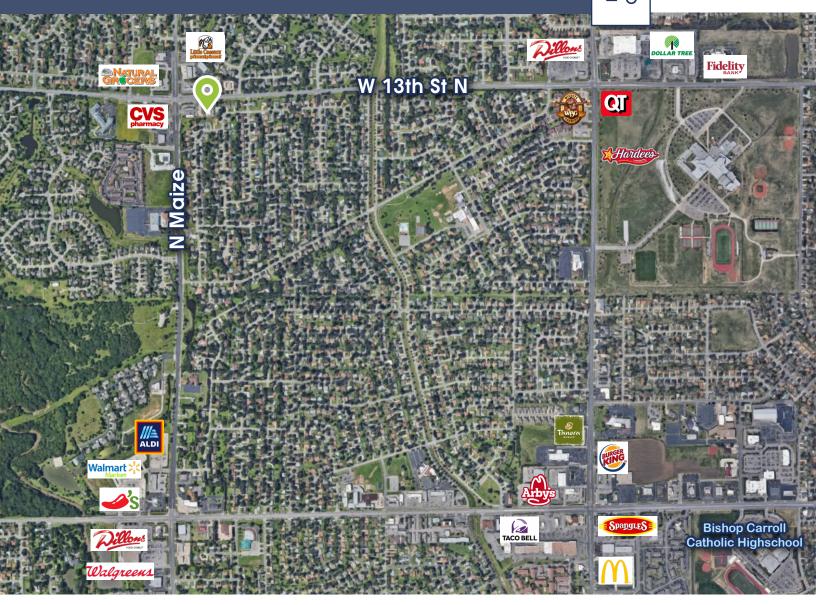


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## **AREA INFO**

#### Area Neighbors:

CVS, Natural Grocers, Little Ceasar's, Dillon's, Dollar Tree, Fidelity Bank, QuikTrip, Wichita Brewing Co., Hardee's, Burger King, Panera, Arby's, Taco Bell, Spangles, McDonald's, Bishop Carroll Catholic High School, ALDI, Walmart, Chili's, Walgreens and more!



Avg. HH Income \$76,795



Households **27,080** 



Population **70.253** 

\*Based on a 3 mi. radius

