

7136 W. Central
Wichita, Kansas



PROPERTY HIGHLIGHTS

High profile site at the corner of one of Wichita's busiest intersections. Strong demographic profile affords the user a ready-made market for generating strong sales. Easy access from I-235 (1 mile east) and Kellogg-US 400 (1.5 mile south). Perfect location for capturing west and northwest Wichita customer base on the going-home side of the street. Near several QSR's, Banks, Medical and other retailers.

BUILDING SF	731	SIGNAGE TYPE	Pylon
LAND SF	28,464	1-MILE (POP.)	11,708
YEAR BUILT	1986	3-MILE (POP.)	68,710
PARKING	Ample	MED. INCOME	\$56,875
TRAFFIC COUNTS	44,913 VPD	SPACE USE	Retail/Office



SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

Dan Unruh, CCIM
Partner
+1 316 221 8501
DanUnruh@InSiteRE.com

Curt Robertson
Partner
+1 316 618 1100
CRobertson@InSiteRE.com

FOR SALE

**7136 W. Central Ave.
Wichita, Kansas**

GATEWAY TO WEST WICHITA

The intersection of Central and Ridge Road is, without question, one of the most highly traveled routes to all points west of Interstate 235 in the Wichita MSA. Numerous multi-family projects and a strong neighborhood population base nearby creates the ideal location for service retail, restaurants and consumer product demand.



LEGAL INFORMATION

TAX PARCEL ID	00242938
2020 RE TAXES	\$9,821.48
ZONING	"LC" Limited Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

DAN UNRUH, CCIM
Partner
+1 316 221 8501
DanUnruh@InSiteRE.com

CURT ROBERTSON
Partner
+1 316 618 1100
Crobertson@InSiteRE.com