

WEIGAND ONLINE AUCTION

2709-2747 E. Blvd. Plaza, Wichita, KS

ONLINE ONLY | Bidding Ends Thursday, March 23

Register & Bid online at WeigandAuctions.com



INCOME PRODUCING INVESTMENT OPPORTUNITY

#1 DOLLAR GENERAL - Bidding Ends at 10 AM CT

- Tenant has 4 years left on current lease with 2 extensions remaining.
- Long term tenant with original lease having commenced in 1992.

#2 WAREHOUSE - Bidding Ends at 11 AM CT

- Vacant warehouse/retail opportunity.
- 6,000+ SF, climate controlled building with 14' ceilings.

#3 OFFICE BUILDING - Bidding Ends at 12 PM CT

- Current Tenant on month-to-month lease for \$800/mo.
- 5,000 SF available to be leased out.

#4 NET SYSTEMS - Bidding Ends at 1 PM CT

- Current Tenant on month-to-month lease for \$2,100/mo.
- 26,177 SF site.

#5 PARCELS 1 - 4 TOGETHER - Bidding Ends at 2 PM CT

- 3 miles from downtown Wichita - Infill location.
- Area trades include: QT, CVS, T-Mobile, McDonalds + many more!



SCAN FOR
MORE INFO.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,346	100,659	228,383
AVG. HH INCOME	\$54,167	\$57,791	\$63,129
MEDIAN AGE	34.8	32.8	33.7



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Auction is subject to Seller's Confirmation. Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

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BUILDING SIZE
8,520 SF

OCCUPANCY
100%




ZONING
LIMITED COMMERCIAL

2022 TAXES
\$6,372.91

TRAFFIC COUNTS
APPROX. 37,496 VPD
ALONG NB I-135

PROPERTY HIGHLIGHTS

- Long term tenant with original lease having commenced in 1992.
- 4 years left on current lease with two 5-year extensions remaining.
- Recent lease extension demonstrates success at the location.
- 10% rent increase every 5 years at options.
- Infill Wichita location with a population of 235,000 within 5 miles.
- 3 miles to Wichita State University and 8 miles to Wichita Dwight D. Eisenhower National Airport.
- 3 miles from Downtown Wichita.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	12,346	100,659	228,383
 AVG. HH INCOME	\$54,167	\$57,791	\$63,129
 MEDIAN AGE	34.8	32.8	33.7

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#2

BUILDING SIZE
6,468 SF

OCCUPANCY
VACANT




ZONING
LIMITED COMMERCIAL

2022 TAXES
\$3,005.84

TRAFFIC COUNTS
APPROX. 37,496 VPD
ALONG NB I-135

PROPERTY HIGHLIGHTS

- Infill Wichita location with a population of 235,000 within 5 miles.
- 3 miles to Wichita State University and 8 miles to Wichita Dwight D. Eisenhower National Airport.
- 3 miles from Downtown Wichita.
- Approximately 30 parking stalls.
- 14' ceiling heights.
- Climate controlled.
- Trade area includes: Dairy Queen, QuikTrip, CVS Pharmacy, McDonalds, Hardee's, T-Mobile, Subway, Wendy's, Tack Bell, Denny's, Burger King, Firestone Tire, Big Lots, and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	12,346	100,659	228,383
 AVG. HH INCOME	\$54,167	\$57,791	\$63,129
 MEDIAN AGE	34.8	32.8	33.7

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For more information, please visit our website at www.WeigandAuctions.com or contact us at 316-262-6400.



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#3

BUILDING SIZE
6,817 SF

OCCUPANCY
24%

ZONING
LIMITED COMMERCIAL

2022 TAXES
\$3,063.40

TRAFFIC COUNTS
APPROX. 37,496 VPD
ALONG NB I-135

PROPERTY HIGHLIGHTS

- Located near the intersection of Washington and Lincoln, South of Oldtown.
- 3 miles to Wichita State University and 8 miles to Wichita Dwight D. Eisenhower National Airport.
- 3 miles from Downtown Wichita.
- Current Tenant occupying 1,700 SF currently on month-to-month lease for \$800/mo.
- 5,000 SF available to be leased out.
- Direct access to Kellogg/US 54 and I-135 via Washington or Lincoln.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,346	100,659	228,383
AVG. HH INCOME	\$54,167	\$57,791	\$63,129
MEDIAN AGE	34.8	32.8	33.7

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BUILDING SIZE
5,550 SF

OCCUPANCY
100%




ZONING
LIMITED COMMERCIAL

2022 TAXES
\$3,365.56

TRAFFIC COUNTS
APPROX. 37,496 VPD
ALONG NB I-135

PROPERTY HIGHLIGHTS

- Located near the intersection of Washington and Lincoln, south of Oldtown.
- 3 miles to Wichita State University and 8 miles to Wichita Dwight D. Eisenhower National Airport.
- 3 miles from Downtown Wichita.
- Current Tenant on month-to-month lease for \$2,100/mo.
- 12' ceiling heights.
- Direct access to Kellogg/US 54 and I-135 via Washington or Lincoln
- Trade area includes: Dairy Queen, QuikTrip, CVS Pharmacy, McDonalds, Hardee's, T-Mobile, Wendy's, Tack Bell, Denny's, Burger King, Firestone Tire, Big Lots, and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	12,346	100,659	228,383
 AVG. HH INCOME	\$54,167	\$57,791	\$63,129
 MEDIAN AGE	34.8	32.8	33.7

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SITE SIZE
105,326 SF

ZONING
LIMITED COMMERCIAL

2022 TAXES
\$15,807.71

TRAFFIC COUNTS
APPROX. 37,496 VPD
ALONG NB I-135

PROPERTY HIGHLIGHTS

- 3 miles to Wichita State University and 8 miles to Wichita Dwight D. Eisenhower National Airport.
- 3 miles from Downtown Wichita.
- Direct access to Kellogg/US 54 and I-135 via Washington or Lincoln
- Trade area includes: Dairy Queen, QuickTrip, CVS Pharmacy, McDonalds, Hardee's, T-Mobile, Wendy's, Tack Bell, Denny's, Burger King, Firestone Tire, Big Lots, and many more.

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