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

ONLINE ONLY | Bidding Ends Thursday, March 23





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

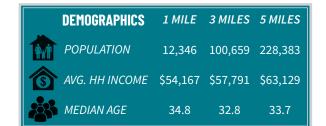
- Current Tenant on month-to-month lease for \$2,100/mo.
- 26,177 SF site.

#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!















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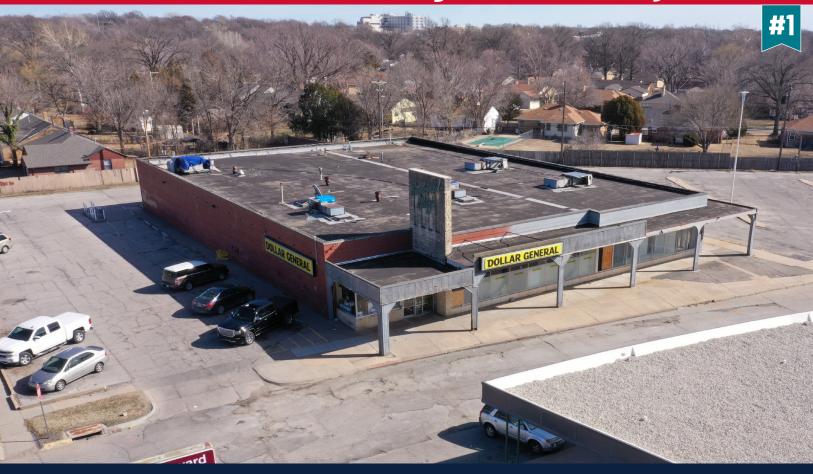


Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

2747 E. Blvd. Plaza, Wichita, KS

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BUILDING SIZE 8,520 SF

OCCUPANCY 100%

ZONINGLIMITED COMMERCIAL

2022 TAXES \$6,372.91

TRAFFIC COUNTS APPROX. 37,496 VPD ALONG NB 1-135

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
(S)	AVG. HH INCOME	\$54,167	\$57,791	\$63,129
	MEDIAN AGE	34.8	32.8	33.7

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BUILDING SIZE 6,468 SF

OCCUPANCY VACANT

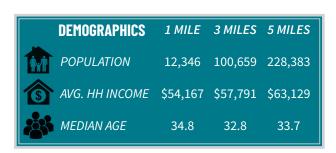
ZONINGLIMITED COMMERCIAL

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.



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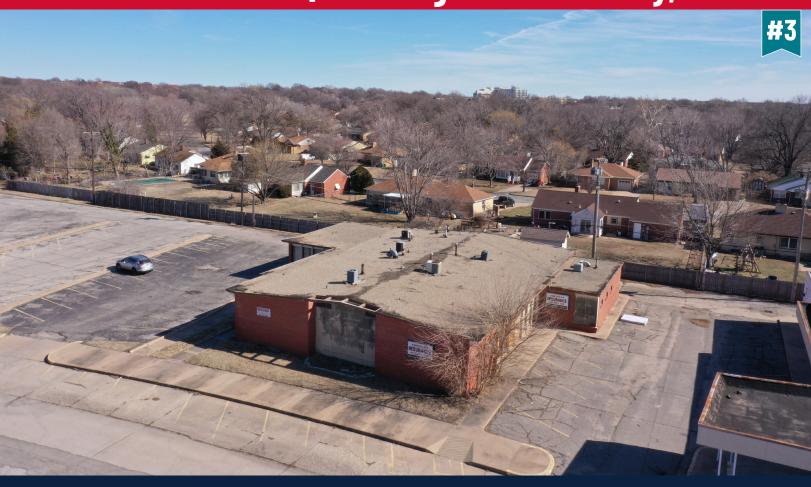
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BUILDING SIZE 6,817 SF

OCCUPANCY 24%

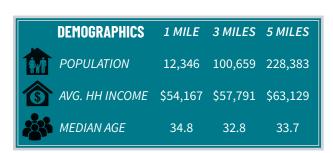
ZONINGLIMITED COMMERCIAL

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
- 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.



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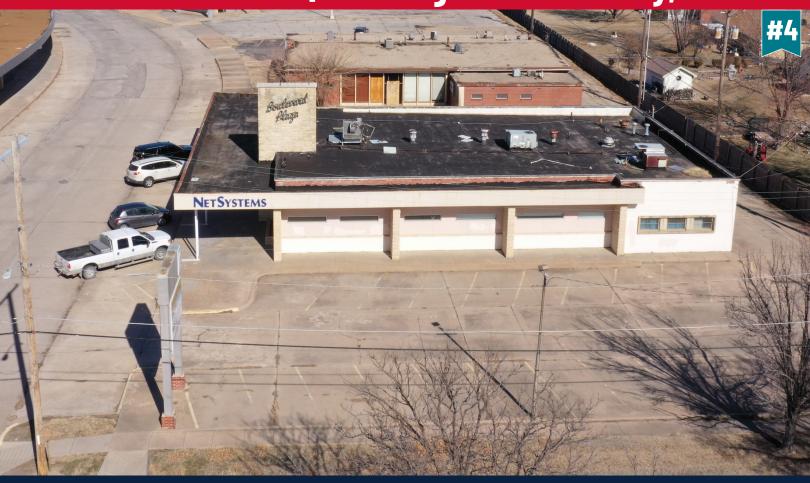
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BUILDING SIZE 5,550 SF

OCCUPANCY 100%

ZONINGLIMITED COMMERCIAL

2022 TAXES \$3,365.56

TRAFFIC COUNTS APPROX. 37,496 VPD ALONG NB 1-135

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
③	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

ZONINGLIMITED 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.



	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
M	POPULATION	12,346	100,659	228,383
(S)	AVG. HH INCOME	\$54,167	\$57,791	\$63,129
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