

# 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:** Properties are offered Separate & Together and 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 for a detailed explanation of Terms and Conditions.**

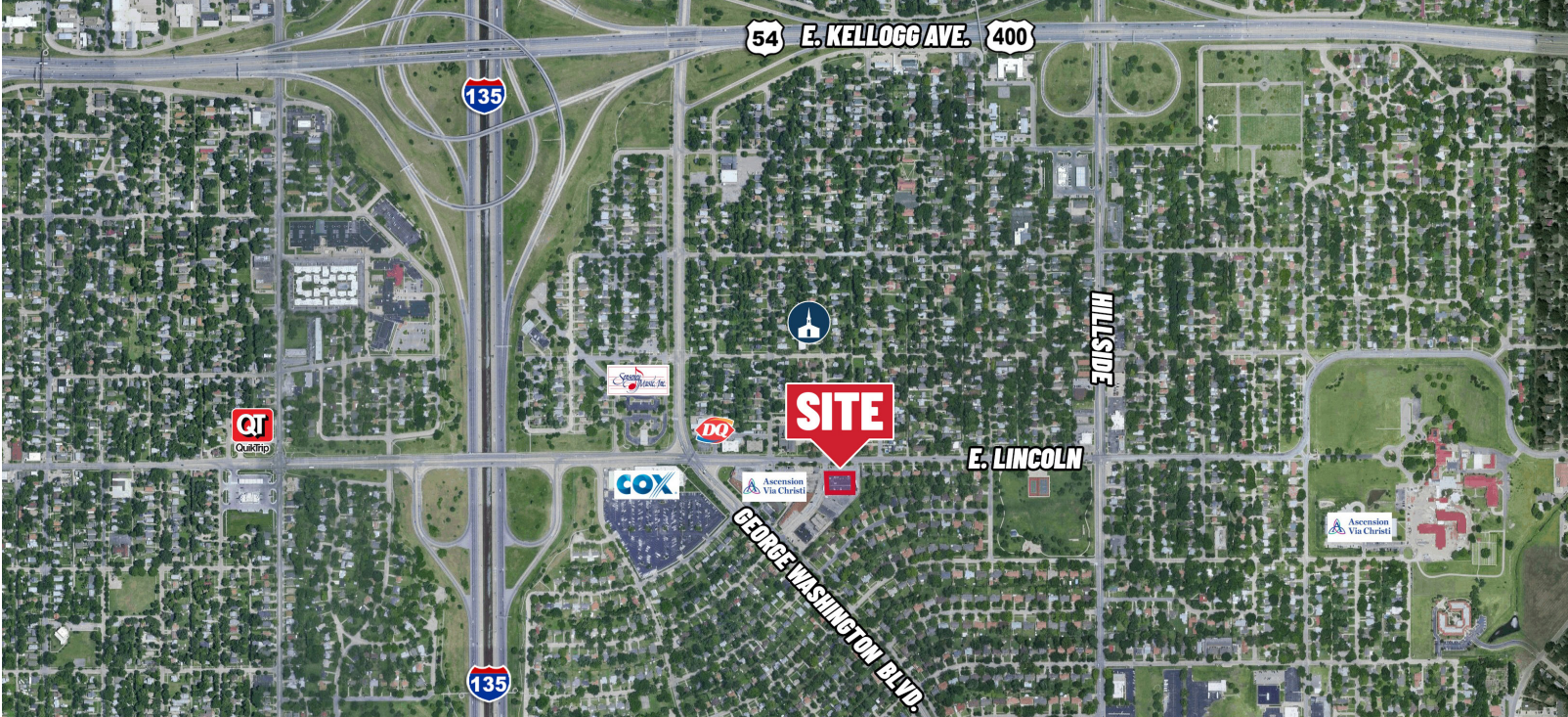


# WEIGAND ONLINE AUCTION

2747 E. Blvd. Plaza, Wichita, KS

ONLINE ONLY | Bidding Ends Thursday, March 23

Register & Bid online at WeigandAuctions.com



**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     |

SCAN FOR  
MORE INFO.



**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:** Properties are being offered Separate & Together and 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 for a detailed explanation of Terms and Conditions.**



# WEIGAND ONLINE AUCTION

2745 E. Blvd. Plaza, Wichita, KS

ONLINE ONLY | Bidding Ends Thursday, March 23

Register & Bid online at WeigandAuctions.com



#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     |

SCAN FOR  
MORE INFO.



For more information, please visit our website at [www.WeigandAuctions.com](http://www.WeigandAuctions.com) or contact us at 316-262-6400.



**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)



**Kevin Howell, Auctioneer** | 316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

**AUCTION PROCEDURE:** Properties are being offered Separate & Together and 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 for a detailed explanation of Terms and Conditions.**



# WEIGAND ONLINE AUCTION

2721-2727 E. Blvd. Plaza, Wichita, KS

ONLINE ONLY | Bidding Ends Thursday, March 23

Register & Bid online at WeigandAuctions.com



**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     |

SCAN FOR  
MORE INFO.



For more information, please visit our website at [www.WeigandAuctions.com](http://www.WeigandAuctions.com) or contact us at 316-262-6400.



**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)



**Kevin Howell, Auctioneer** | 316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

**AUCTION PROCEDURE:** Properties are being offered Separate & Together and 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 for a detailed explanation of Terms and Conditions.**



# WEIGAND ONLINE AUCTION

2709 E. Blvd. Plaza, Wichita, KS

ONLINE ONLY | Bidding Ends Thursday, March 23

Register & Bid online at WeigandAuctions.com



**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     |

SCAN FOR  
MORE INFO.



For more information, please visit our website at [www.WeigandAuctions.com](http://www.WeigandAuctions.com) or contact us at 316-262-6400.



**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)



**Kevin Howell, Auctioneer** | 316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

**AUCTION PROCEDURE:** Properties are offered Separate & Together and 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 for a detailed explanation of Terms and Conditions.**



# WEIGAND ONLINE AUCTION

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

ONLINE ONLY | Bidding Ends Thursday, March 23

Register & Bid online at WeigandAuctions.com



**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.

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     |



For more information, please visit our website at [www.WeigandAuctions.com](http://www.WeigandAuctions.com) or contact us at 316-262-6400.



**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)



**Kevin Howell, Auctioneer** | 316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

**AUCTION PROCEDURE:** Properties are being offered Separate & Together and 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 for a detailed explanation of Terms and Conditions.**