

WEIGAND ONLINE ONLY AUCTION

North Maize Road Retail Investment | 2110 N. Maize Road, Wichita, KS 67212



BIDDING ENDS: TUES., MAY 7TH, 2024 AT 2:00 PM, CT

Register & Bid Online at [WeigandAuctions.com](https://www.WeigandAuctions.com)

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NORTH MAIZE ROAD INVESTMENT OPPORTUNITY

J.P. Weigand & Sons, Inc. is pleased to present at auction 2110 N. Maize Road, located in Northwest Wichita.

Investors have the rare opportunity to acquire a fully leased multi-tenant retail center located in the heart of the highly desirable 21st and Maize Road corridor.



PROPERTY ADDRESS

2110 N. Maize Road, Wichita, KS 67212



LOT SIZE

47,045 (1.08 ACRES)

YEAR BUILT

1997



BUILDING SIZE

14,287 SF

OF PARCELS

2



OWNERSHIP TYPE

Fee Simple

OF TENANTS

7



COUNTY

Sedgwick

SUBMARKET

West Wichita



TRAFFIC COUNTS

21st & Maize Rd.: 44,623 VPD



Property Highlights

Located near NewMarket Square – Wichita's premier power center.

20% of all new residential development is within 5 miles of 21st and Maize Road.

Demographics



112,366

Population
(5 Miles)



39.0

Median Age
(5 Miles)



\$108,789

Avg. HH Income
(5 Miles)



34,167

Total Employed
(5 Miles)



J.P. Weigand & Sons, Inc. Auction

150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



Kevin Howell, Auctioneer

316-292-3971 | khowell@weigand.com

Austin Swisher, CCIM

316-292-3902 | aswisher@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 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 6% 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 60 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 1% 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](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

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Wichita, Kansas Overview

The Wichita Metropolitan Statistical Area (MSA) encompasses Sedgwick, Butler, Harvey, Kingman and Sumner counties, and is the largest metro area in Kansas with 2022 population of 750,166 persons. Wichita State University's Center for Economic Development & Business Research (CEDBR) projects the regional population at 863,584 in 2040.*

Wichita is home to world-class industries, the most noted of which are aviation-related and have earned Wichita the title of "Air Capital of the World." In addition, Wichita continues to attract new businesses. Integra Technologies, a provider of semiconductor packaging and other services, recently announced expansion plans – a capital investment of \$1.8 billion – creating nearly 2,000 high-paying jobs. A Wichita State University economic impact study estimates the expansion will create an additional 3,161 jobs through suppliers, construction labor, and other service positions.

Wichita is located in south central Kansas at the intersection of Interstate 135 and U.S. Highway 54, approximately 157 miles north of Oklahoma City, 181 miles southwest of Kansas City, and 439 miles east-southeast of Denver.

Kansas City

Wichita, Kansas

SEDGWICK COUNTY DEMOGRAPHICS

Population	513,687
Median Age	35.5
Education (High School or Higher)	89%
Average Household Income	\$53,923
Total Businesses	12,561

MAJOREMPLOYERS

Spirit AeroSystems, Inc.	(9,500)
Textron Aviation	(9,000)
USD 259-Wichita	(5,600)
Ascension Via Christi	(5,400)
U.S. Government	(5,200)
McConnell Air Force Base	(3,500)
Koch Industries	(3,300)
City of Wichita	(2,800)
Sedgwick County	(2,600)
Wichita State University	(2,100)
State of Kansas	(2,100)
Johnson Controls	(2,000)
Wesley Healthcare	(1,800)
Cargill Meat Solutions	(1,100)

*Greater Wichita Partnership



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For additional information, please visit our website by clicking or Scanning the QR code.

Financial information is available upon the execution of a non-disclosure agreement (NDA).



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