

For Sale

PRICE REDUCED!

Stand-Alone Retail

4020 S. Meridian, Wichita, KS

Property Information:

Building Size
3,252 Sq. Ft.

Lot Size
1.19 Acres

Year Built
1989

2016 RE Taxes
\$9,580.14

Zoning
Limited Commercial



For Information Contact:

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(316) 618-1100
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InSite Real Estate Group
608 W. Douglas, Suite 106
Wichita, KS 67203

Potential Uses

- | | | |
|----------------------------|---------------------|----------------------------|
| <i>Retail</i> | <i>Car Lot</i> | <i>University Services</i> |
| <i>Health Clinic</i> | <i>Book Store</i> | <i>Multi-Tenant</i> |
| <i>Chiropractor</i> | <i>Credit Union</i> | <i>Non-Profit</i> |
| <i>Service Providers</i> | <i>Veterinarian</i> | <i>Thrift Store</i> |
| <i>Sit Down Restaurant</i> | <i>Tire Store</i> | <i>Title Company</i> |

Owner will consider food uses at specific locations

- ✓ Large Lot/Adequate Parking
- ✓ Desirable Hard Corner Location
- ✓ High Visibility
- ✓ Established Retail Trade Area

Area Businesses Include QuikTrip, Greater Wichita YMCA, Casey's General Store, GraceMed, Burger King, Wendy's, Taco Bell, Village Inn, Subway, Wichita Public Library - Alford Branch, Bethel Life Center, and More!

SALE PRICE: ~~\$329,000~~
\$299,000



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2021 Projection	6,277	50,101	126,584
2016 Population	6,120	49,334	124,304
Income			
Ave. HH Income	\$45,533	\$49,493	\$46,810
Business Data			
Businesses	101	1,414	5,464
Employees	1,016	21,161	94,122

TRAFFIC COUNTS

MacArthur & Meridian
19,910 Cars per Day

