



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

SOUTH OLIVER RETAIL /FLEX SPACE FOR SALE/LEASE

2440 S. Oliver Ave., Wichita, KS 67218

FOR SALE/LEASE



SALE PRICE: \$1,200,000.00.
LEASE RATE: Contact Broker
AVAILABLE SF: 35,429 SF
LOT SIZE: 2.49 Acres
ZONING: LC
YEAR BUILT: 1964
PARKING: Door Side
2024 TAXES: General: \$20,456.21

PROPERTY HIGHLIGHTS

- Former bowling alley at Pawnee & Oliver Ave. available for Sale/Lease.
- Ceiling heights: 22' ft.
- Power: 3 Phase.
- Large parking lot.
- Area Neighbors Include:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,344	80,138	188,785
Avg. HH Income	\$59,407	\$80,138	\$82,722
Median Age	33.8	34.1	34.3

TRAFFIC COUNTS

Oliver and Pawnee 20,164 VPD

Offered Exclusively By:

Ben Suellentrop
316-765-5145 • bens@reecenichols.com

Morrie Sheets
316-644-5917 • morries@reecenichols.com



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