

MAIZE ROAD RETAIL/ OFFICE/SERVICE CENTER

1448 N. Maize Road, Wichita, KS 67212

FOR SALE AND LEASE



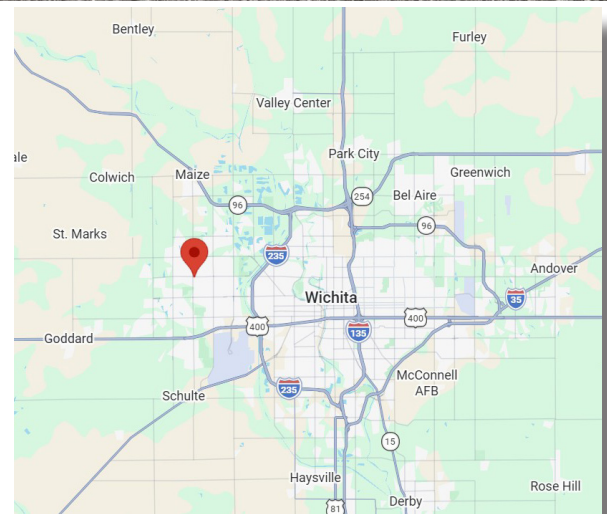
SALE PRICE: \$1,000,000
LEASE RATE: CONTACT BROKER

SITE SIZE
50,691 SF
(1.16 A)

BUILDING SIZE
7,500 SF

ZONING
Limited
Commercial

TOTAL AVAILABLE SPACE
7,500 SF



YEAR BUILT

2000, Improvements in 2016

CONSTRUCTION

Stud/EIFS

PARKING

37 ±

2025 TAXES

Generals: \$23,303.53

Specials: \$60.00

HIGHLIGHTS

- Strip Center situated near the heavily traveled intersection of Maize Rd. and 13th St.
- Dedicated entrance from Maize Rd.
- Center constructed for three tenants.
- Former single tenant occupant of all three suites - veterinary office with doggy day care.
- Easy conversion back to multi-tenant occupancy!



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Exclusively Offered By:

BRADLEY TIDEMANN, SIOR

Tidemann Real Estate

316-650-8853

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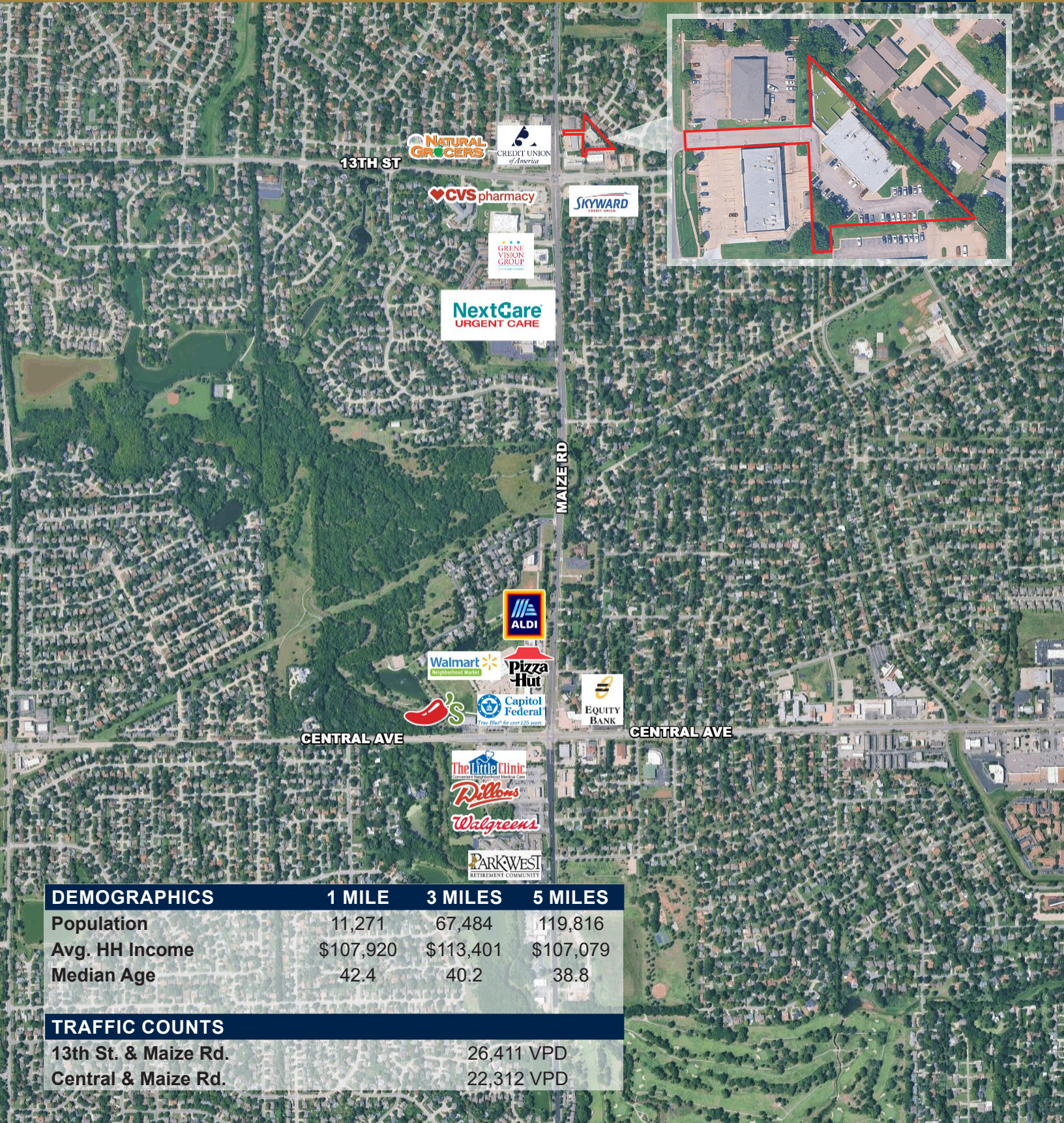
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,271	67,484	119,816
Avg. HH Income	\$107,920	\$113,401	\$107,079
Median Age	42.4	40.2	38.8

TRAFFIC COUNTS	
13th St. & Maize Rd.	26,411 VPD
Central & Maize Rd.	22,312 VPD