

BOULEVARD PLAZA RETAIL INVESTMENT

2747 E. Boulevard Plaza, Wichita, KS 67211

FOR SALE



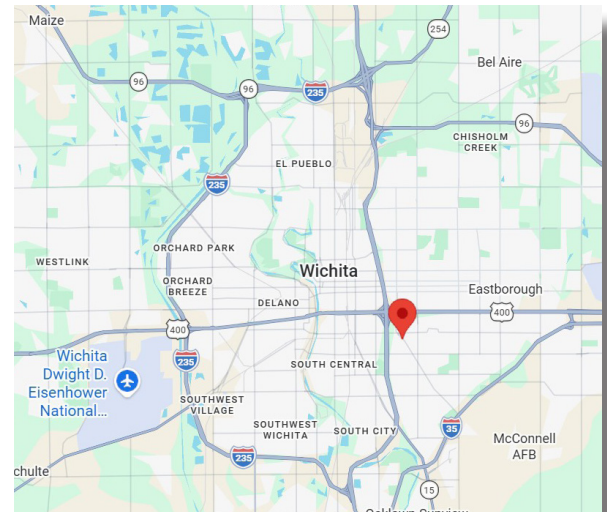
SALE PRICE: \$250,000

SITE SIZE
27,135 ± SF
(0.62 A)

BUILDING SIZE
10,676 ± SF

ZONING
Office
Warehouse

CAP RATE
10.24%



YEAR BUILT
1950

CONSTRUCTION
Brick

CEILING HEIGHT
14'

2025 TAXES (\$0.88/SF)
Generals: \$9,334.96
Specials: \$100.00

HIGHLIGHTS

- Investment opportunity.
- Long-term historical national tenant (since 1992).
- Excellent access to I-135.
- Prominent building and pylon signage.



ReeceNichols
SOUTH CENTRAL KANSAS
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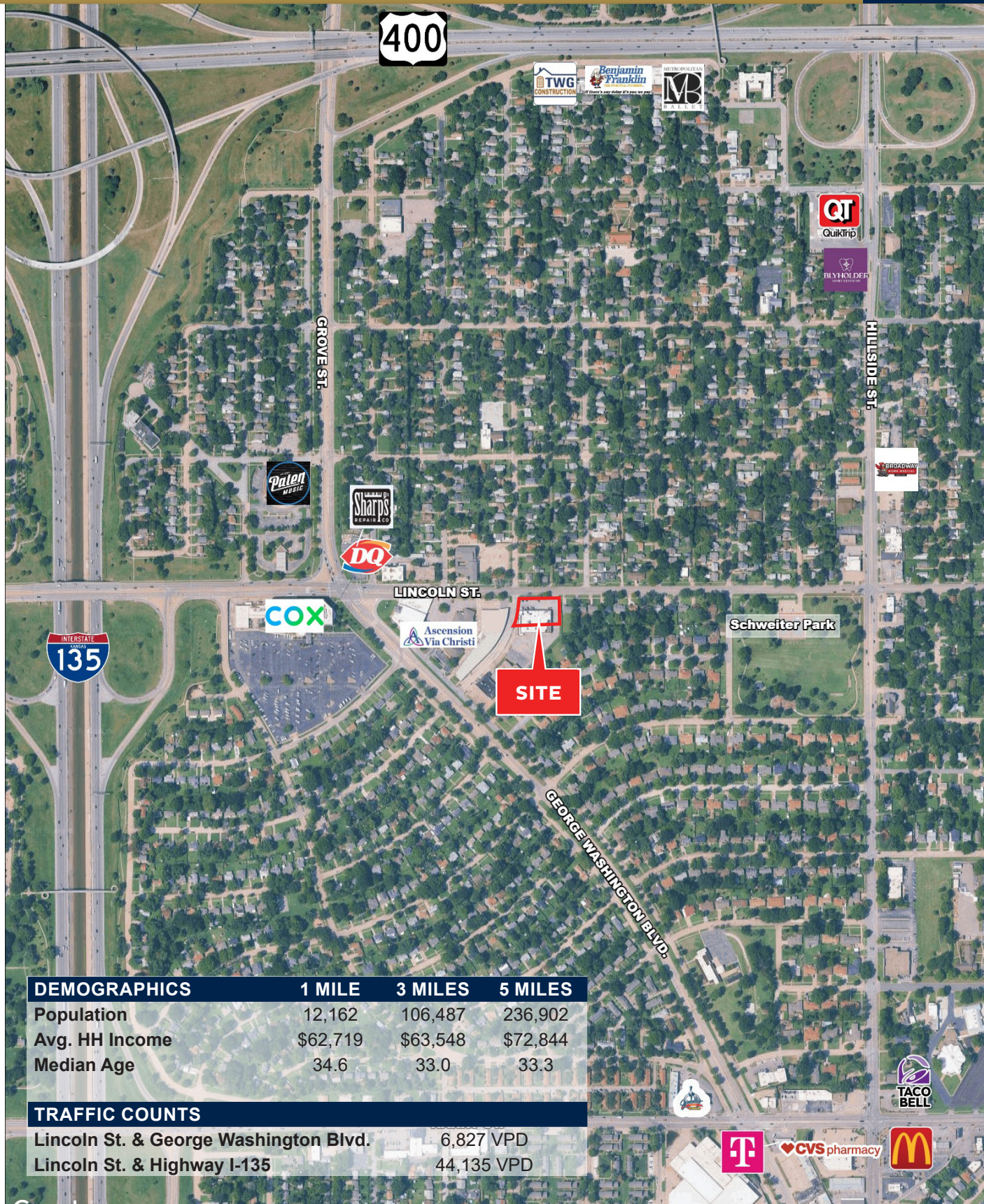
Exclusively Offered By:

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,162	106,487	236,902
Avg. HH Income	\$62,719	\$63,548	\$72,844
Median Age	34.6	33.0	33.3

TRAFFIC COUNTS		
Lincoln St. & George Washington Blvd.	6,827	VPD
Lincoln St. & Highway I-135	44,135	VPD