

GROCERY STORE BUILDING

2128-2134 N. BROADWAY, WICHITA, KS 67214



SCAN FOR
VIDEO!

FOR SALE



SALE PRICE: \$525,000

GROSS BLDG. SF.: 13,588 SF

SITE ACRES: 0.28 A

YEAR BUILT: 1910, 1920, 1930,
Remodeled 2024

ZONING: General Commercial

2025 TAXES: Generals: \$7,026.87
Specials: \$400.00

PROPERTY HIGHLIGHTS

- Two-story building available for sale near 21st St North and Broadway.
- Property is currently operated by a Dallas-based Hispanic Supermarket. Will continue to operate until a sale occurs.
- FF&E available for sale separately from building; contact broker for inventory list.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	9,720	77,027	195,401
 Avg. HH Income	\$66,043	\$70,915	\$84,298
 Median Age	29.2	32.4	34.4



TRAFFIC COUNTS

21st and Broadway 16,714 VPD



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Offered Exclusively By: **Alex Ibarra, CCIM** | 316-833-1198 | alexibarra@reecenichols.com

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INTERIOR IMAGES



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SITE AERIAL



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