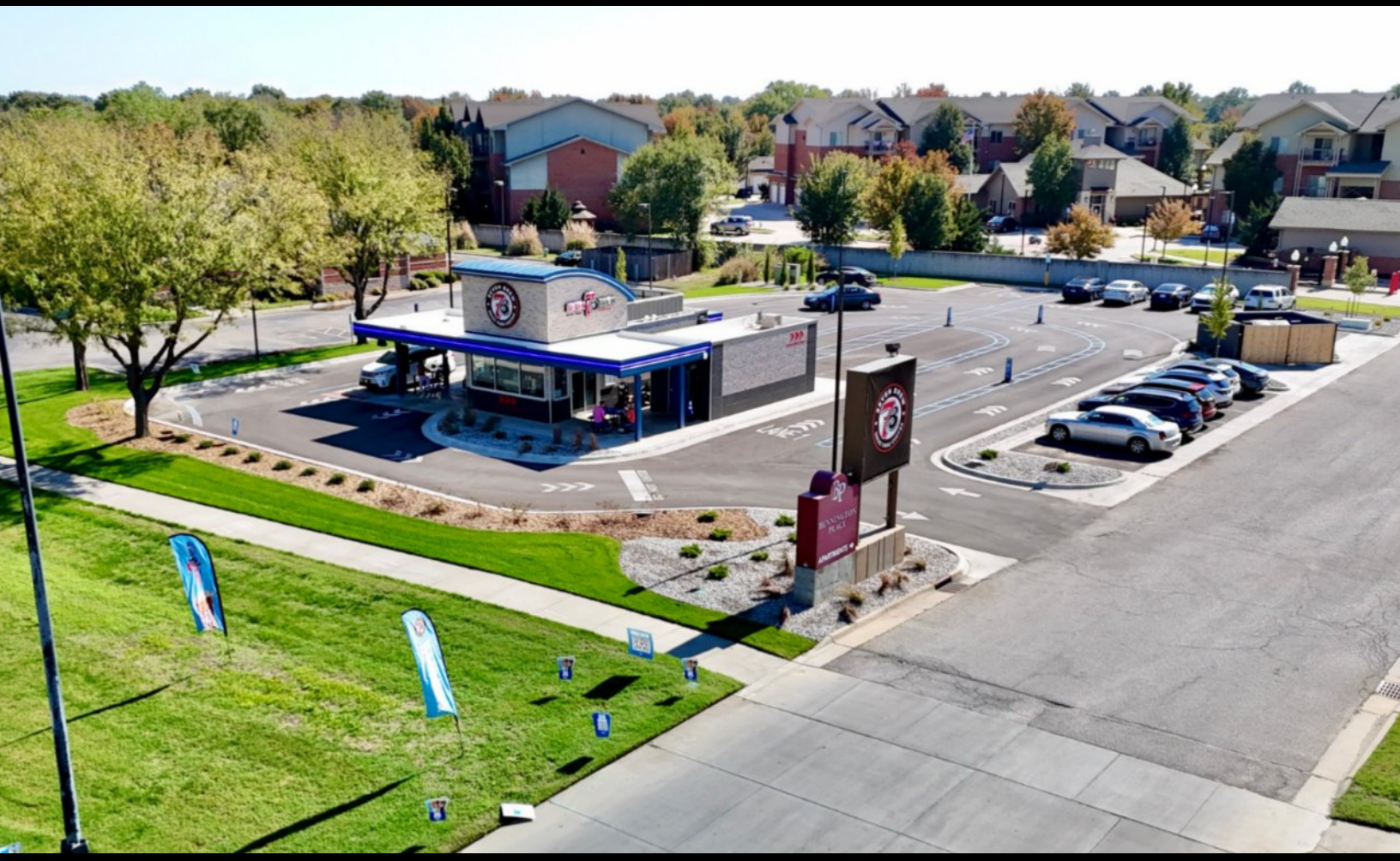
RUPP|STEVEN
ReeceNichols South Central Kansas

INVESTMENT OPPORTUNITY

Address: 10221 W 21st St N, Wichita, KS 67205

ABSOLUTE NNN LAND LEASE INVESTMENT

7 BREW DRIVE THROUGH COFFEE – HIGH TRAFFIC AREA W/ NATIONAL RETAILERS



PROPERTY DETAILS

Sale Price: $1,600,000.00
Lot Size: 29,486 ± SF (0.68 ± Acres)
Building Size: 550 ± SF
Year Built: 2026
Cap Rate: 5.75%
Current NOI: $92,000.00
Rent Commencement: At Closing
Initial Lease Terms: 15 Years

Highlights:

- Located in a high traffic area near New Market Square and National Retailers
- 15 Year absolute NNN Land Lease
- 8% Rent Increases every 5 years
- Opened Fall of 2026
- Traffic Count: 26,000 plus cars per day at 21st St & Maize Rd

ReeceNichols SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

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