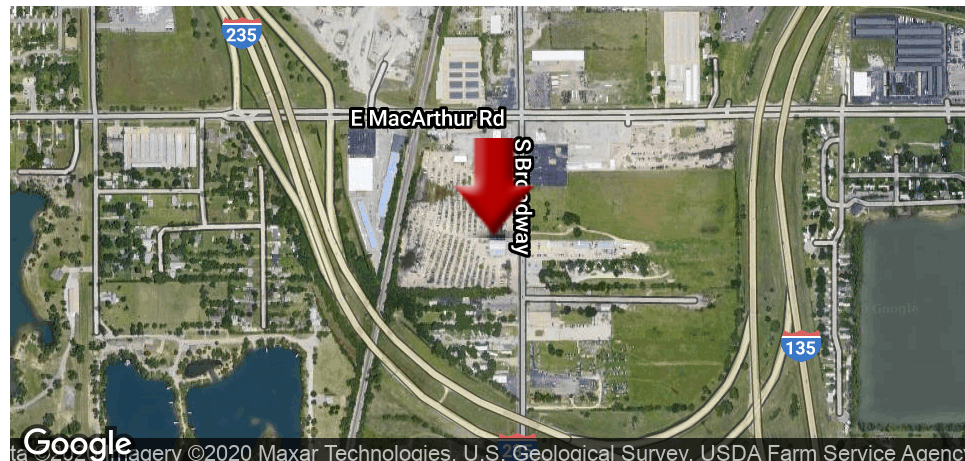


INDUSTRIAL FOR SALE



4123 S. Broadway, Wichita, KS 67216



OFFERING SUMMARY

SALE PRICE:	\$650,000
NUMBER OF UNITS:	5
LOT SIZE:	7.6 Acres
YEAR BUILT:	1970
BUILDING SIZE:	331,195
MARKET:	Wichita, KS
SUBMARKET:	South Wichita
PRICE / SF:	\$1.96

PROPERTY OVERVIEW

Large 7.6 Acres of Buildings & Storage land.

PROPERTY HIGHLIGHTS

- 7.6 Acres of outside storage
- Zoned Commercial and Light Industrial
- 331,195 Sq. Ft.k, 572 front feet on South Broadway
- Five (5) buildings - 26,639 Sq. Ft. under roof
- Completely fenced
- 40+ vehicle parking spaces
- Salvage license available
- First availability in 50 years

KW COMMERCIAL SIGNATURE PARTNERS LLC
1635 N. Waterfront Parkway,
Suite 150
Wichita, KS 67206

ROD STEWART

Managing Director

O: 316.992.5246

rstewartrealtor@sbcglobal.net

Each Office Independently Owned and Operated kwcommercial.com

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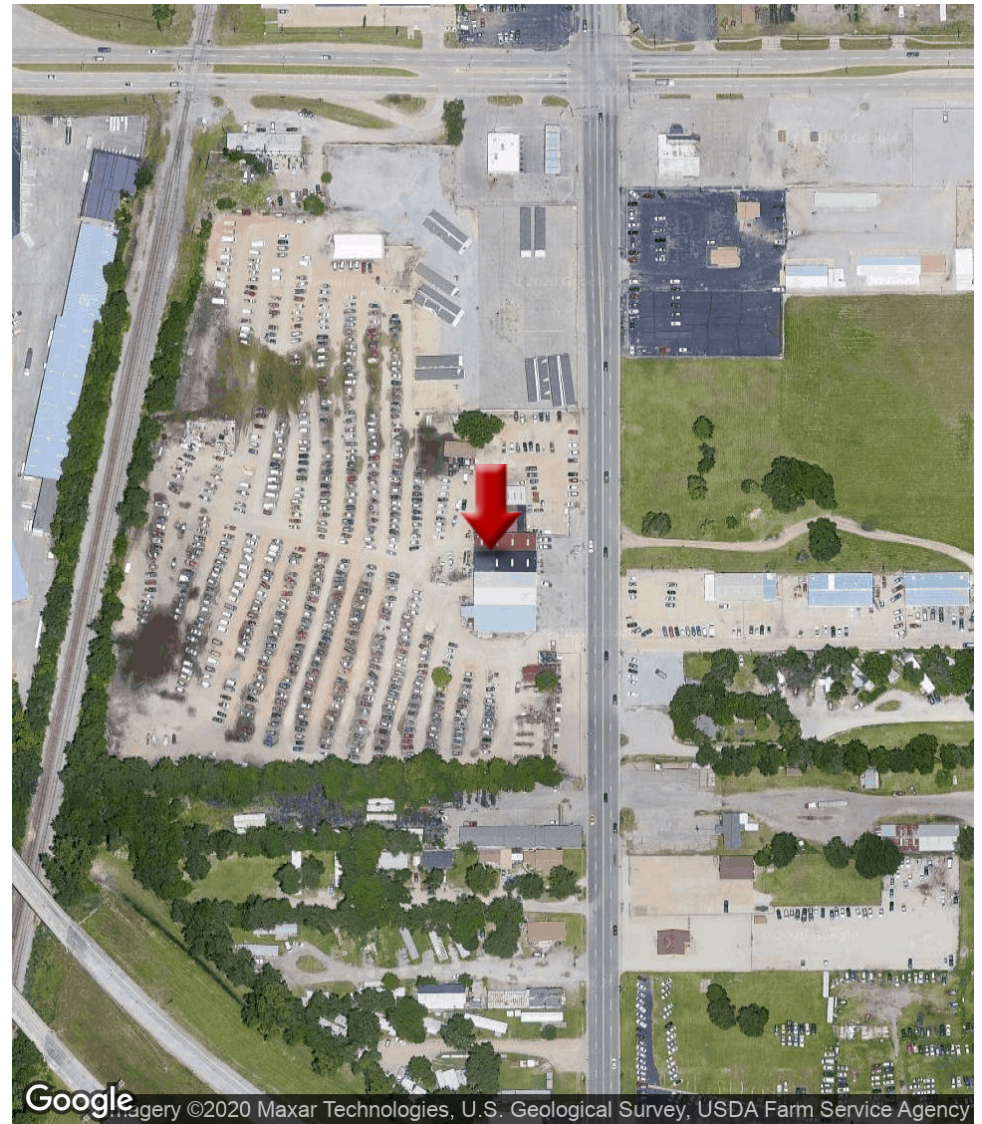
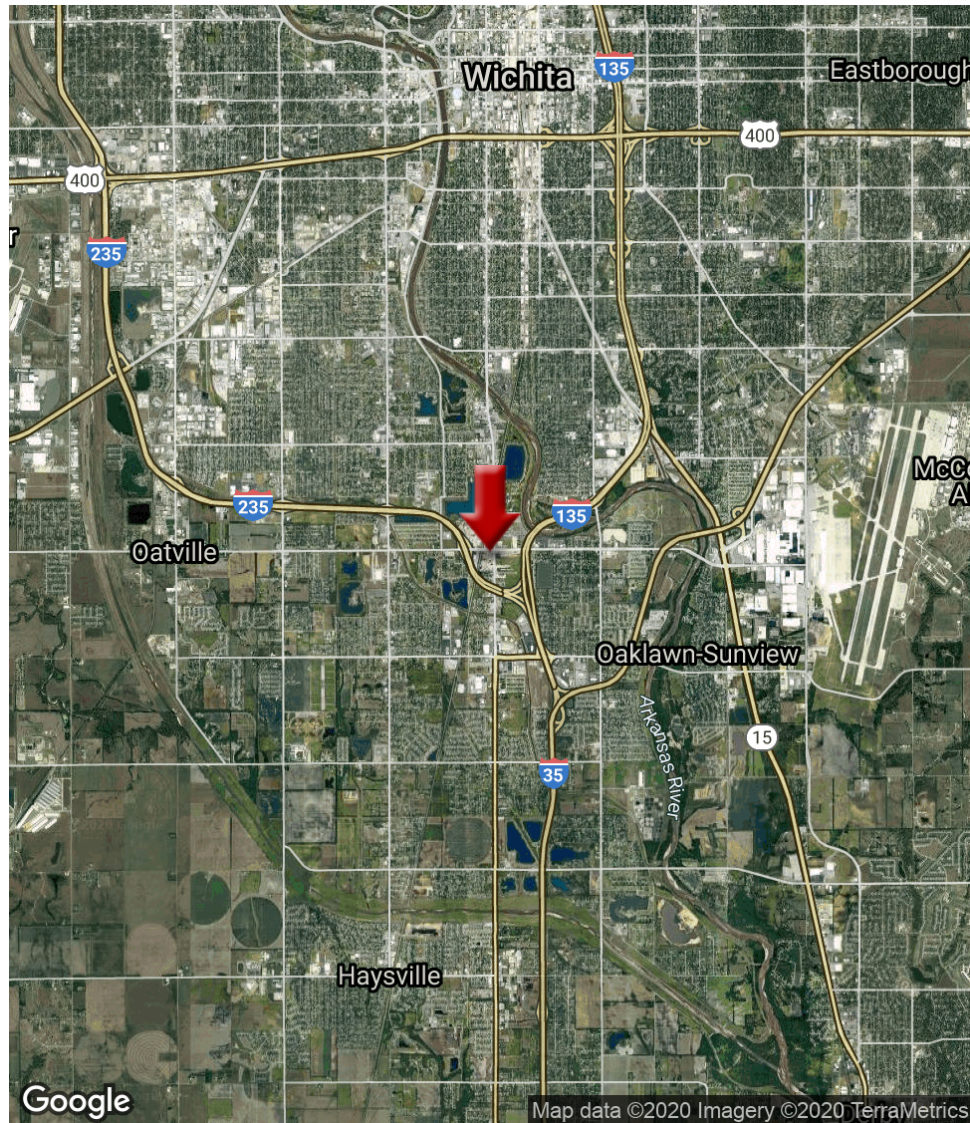
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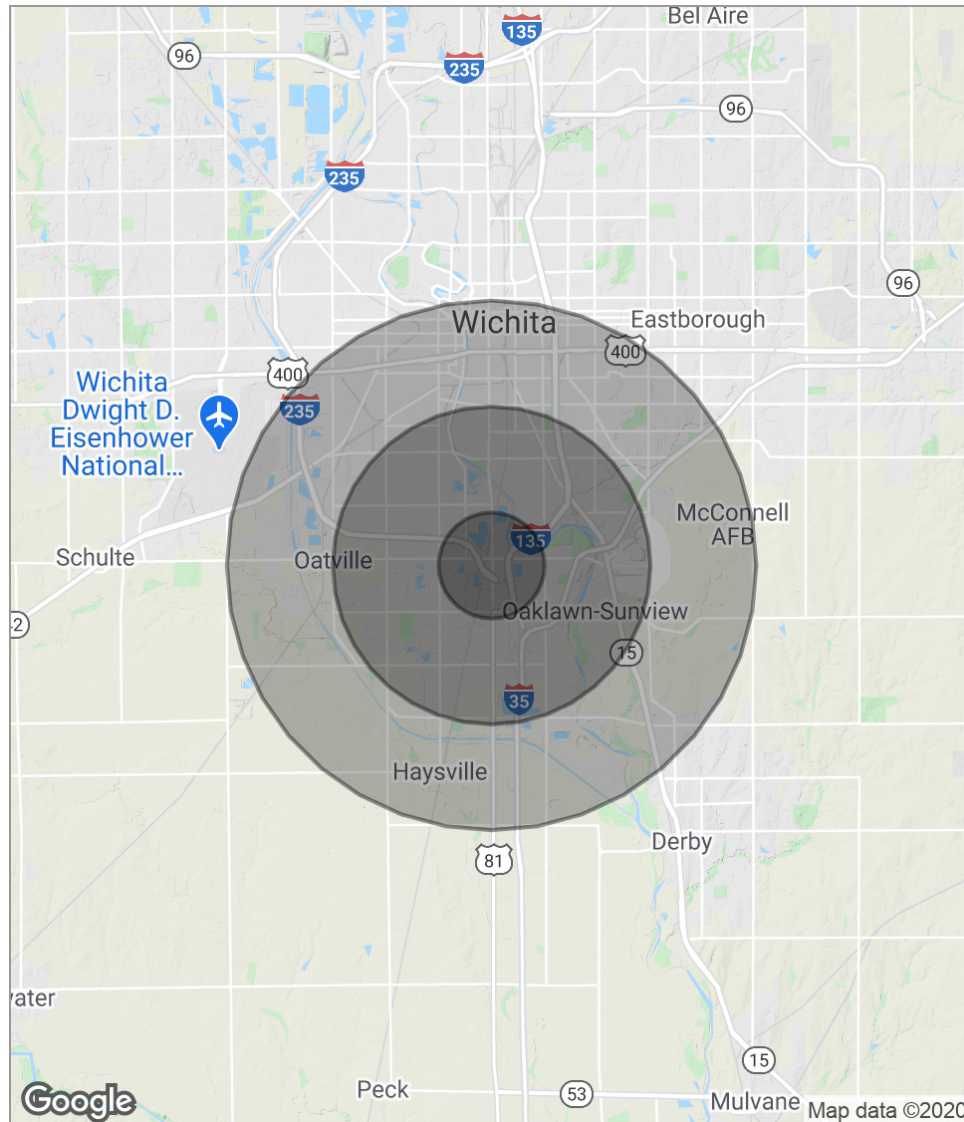
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,853	63,035	155,742
Median Age	33.4	33.0	33.2
Median Age (Male)	33.5	33.2	32.6
Median Age (Female)	32.8	32.8	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,758	25,074	62,787
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$46,560	\$43,205	\$43,004
Average House Value	\$90,436	\$86,685	\$95,953

* Demographic data derived from 2010 US Census

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