



Acro
APARTMENTS

WEIGAND
COMMERCIAL

21ST ST. N.

21ST ST. N.

OLIVER ST.



RETAIL BUILDING NEAR WSU CAMPUS

FOR SALE/LEASE 4930-4950 E. 21ST ST. N., WICHITA, KS 67208

SALE PRICE	\$850,000
LEASE RATE	CONTACT BROKER
SITE SIZE	66,000 SF
BUILDING SIZE	17,070 SF
YEAR BUILT	1977
2025 TAXES	GENERALS: \$16,673.17 SPECIALS: \$100.00
ZONING	LIMITED COMMERCIAL

PROPERTY HIGHLIGHTS

- Owner/user opportunity in a well-located 17,070 SF office/retail building near Wichita State University and its Innovation Campus, which had 18,458 students enrolled at its main campus in the fall of 2025.
- Surrounded by established residential neighborhoods, adding daily visibility and foot traffic.
- Monument signage available, strong visibility along E. 21st St., and abundant on-site parking.
- Quick access to Hwy. K-96 for connectivity across the Wichita metropolitan area.
- Contact us for a private showing or additional property information.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,073	74,554	187,142
AVG. HH INCOME	\$84,707	\$108,100	\$96,051
MEDIAN AGE	30.2	34.6	34.3
TRAFFIC COUNTS			
ALONG 21ST ST.	18,425 VPD		
ALONG OLIVER ST.	15,276 VPD		



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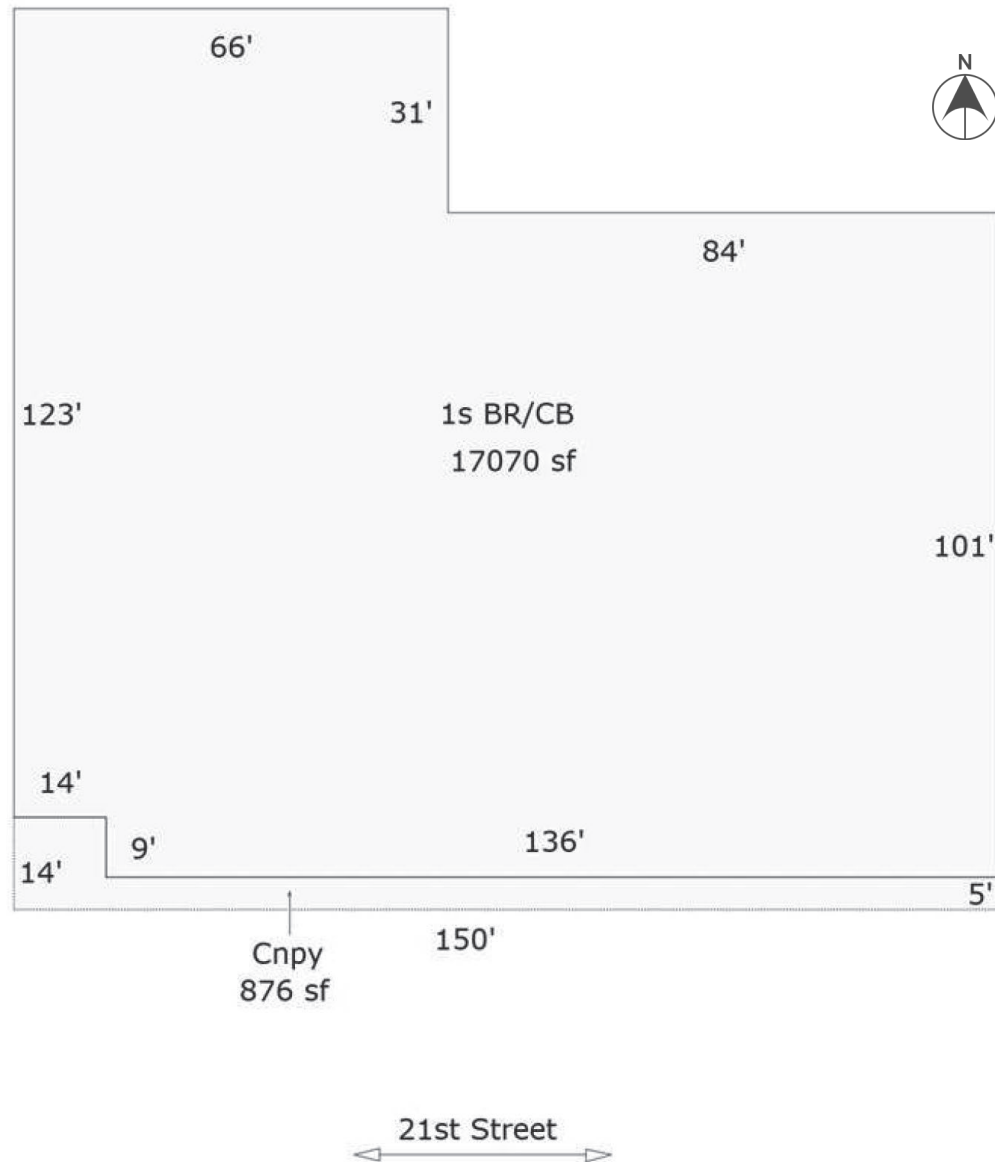
Weigand Real Estate - Commercial
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BUILDING PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification.
Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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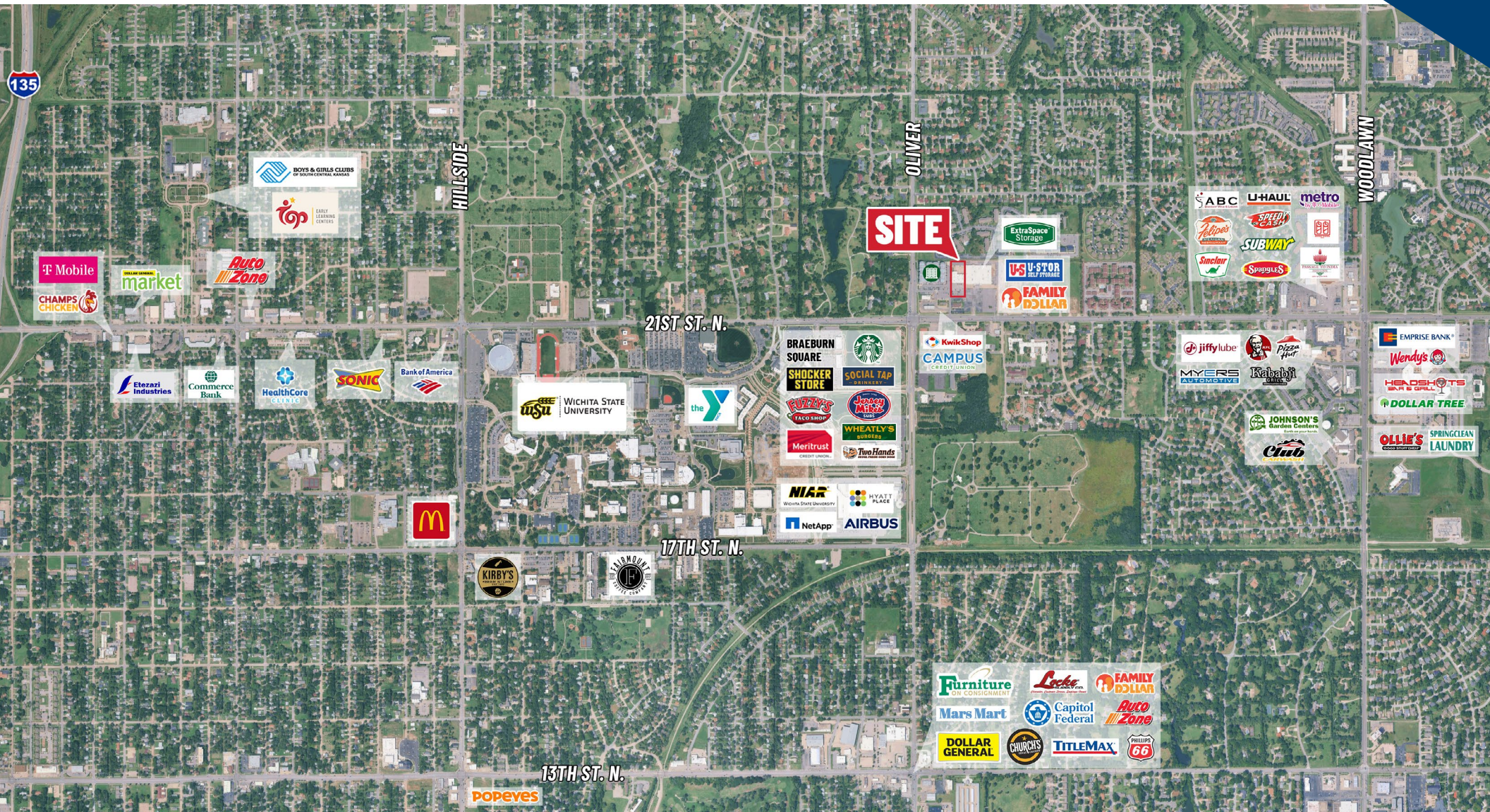
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AERIAL VIEW



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