

OFFICE/WAREHOUSE

2020 E. Douglas | Wichita, KS
SALE PRICE \$750,000.00 | LEASE RATE \$7,000.00/Mo., NNN



SITE SIZE
31,824 SF (0.74 A)

BUILDING SIZE
11,984 SF

AVAILABLE SF
11,984

ZONING
GENERAL COMMERCIAL

CEILING HEIGHT
12'

YEAR BUILT
1943

IMPROVEMENTS
1960, 1987, 1995

CONSTRUCTION
CAVITY BRICK




OVERHEAD DOORS
1

2022 TAXES
GENERALS: \$8,492.53 SPECIALS: \$7.11

PROPERTY HIGHLIGHTS

- Office/warehouse building available for purchase or lease.
- Located on Douglas east of I-135.
- Easy access to all major arterials.
- Approx. 130 ft. of frontage on Douglas Ave.
- Sale price inclusive of billboard sign.
- Owner relocating early 2023.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	10,902	106,758	231,460
 AVG. HH INCOME	\$50,771	\$56,330	\$63,227
 MEDIAN AGE	31.0	33.2	34.4

 **TRAFFIC COUNTS**
APPROX. 13,473 VPD AT DOUGLAS AND GROVE.
APPROX. 12,961 VPD AT DOUGLAS AND HYDRAULIC.

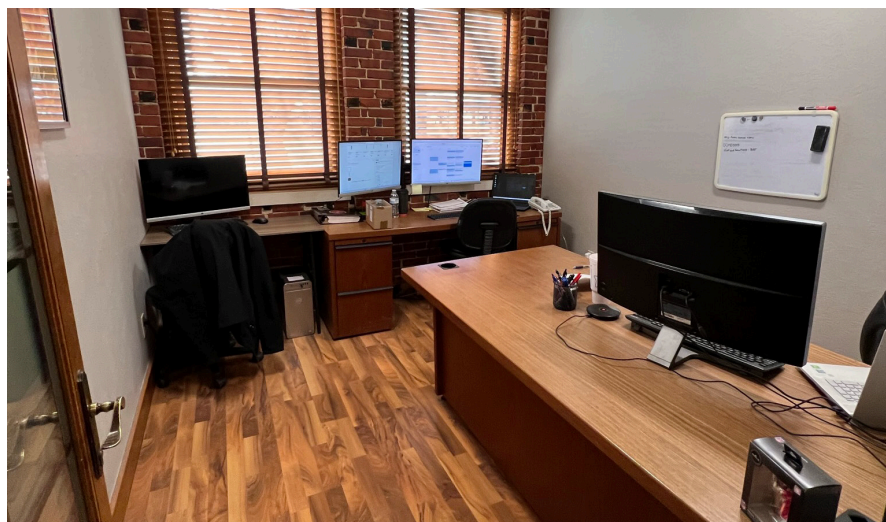


Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

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INTERIOR PHOTOS



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