



1.2 ACRES + REVENUE GENERATING ASSET

FOR SALE

2202 W. Central | El Dorado, KS

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PROPERTY SUMMARY

2202 W. CENTRAL | El Dorado, KS

SALE PRICE \$325,000 **LEASE RATE: 45,000/YR**

BUILDING SIZE 2,500 SF (50' X 40') **LOT SIZE: 1.3 AC**

CAP RATE: 13.6

TAXES: \$3,008.70

OH DOORS: 2

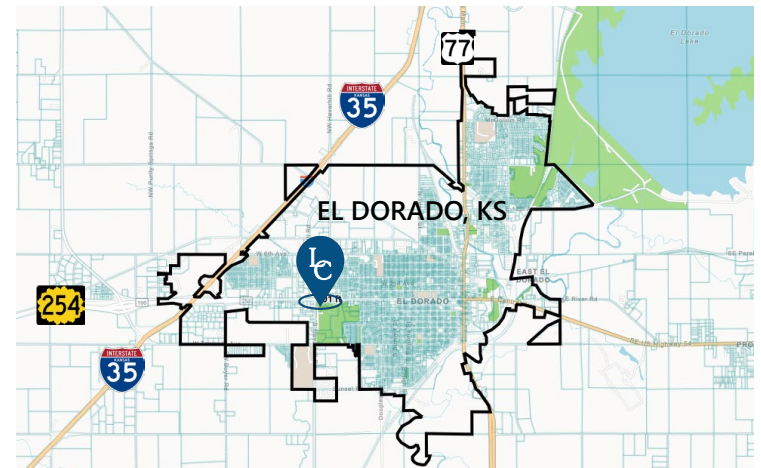
ZONING: C1 (Urban District)

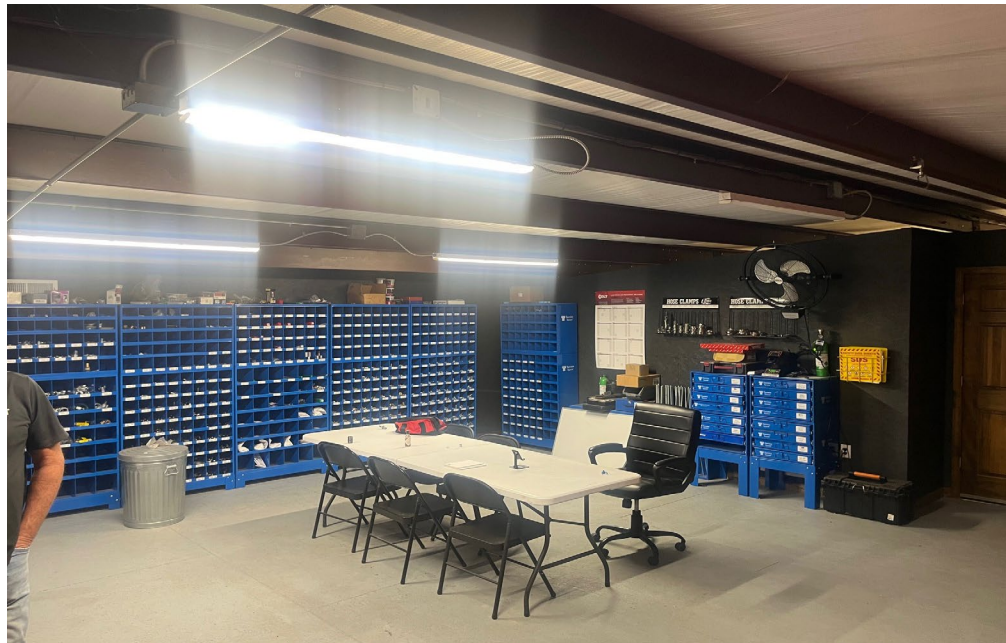
Opportunity to buy a revenue generating asset with an additional 1.2 acres for development

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	4,877	13,265	15,374
Households:	1,952	5,263	5,794
Avg. HHI:	\$63,474	\$69,932	\$72,148

AREA NEIGHBORS





AERIAL



CONTACT THE EXPERTS

MAKE YOUR MARK *WITH* LANDMARK



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ABOUT LANDMARK

With over 33 years of experience, Landmark Commercial Real Estate has built a reputation as the leading commercial real estate firm in Wichita. Our team provides unmatched expertise in the sale and purchase of commercial properties, representing sellers, buyers, tenants, and landlords. Landmark offers comprehensive market knowledge, strategic insights, and a commitment to client success. Whether you're looking to buy, sell, lease, or need property management, Landmark's team of dedicated and knowledgeable professionals delivers full-service support designed to help you make confident, informed real estate decisions.

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