



FORMER WALGREENS

119 W. 6TH AVENUE | EL DORADO, KS 67042

PRICE: \$850,000.00



WeigandCommercial.com

PROPERTY DETAILS

TOTAL BUILDING SF	14,990 SF
FIRST FLOOR	11,127 SF
SECOND FLOOR	3,863 SF
YEAR BUILT	2007
LAND SF	46,860 SF
# OF PARCELS	1
ZONING TYPE	C-1
# OF PARKING SPACES	APPROX. 57
STREET FRONTAGE	MAIN ST. & 6TH AVE.
CORNER LOCATION	SIGNALIZED CORNER
2023 TAXES	\$39,760.85
PRICE	\$850,000.00*

MECHANICAL





HVAC	CENTRAL WITH RTUS
FIRE SPRINKLERS	WET SYSTEM
ELEVATOR	PASSENGER
CONVEYOR SYSTEM	1 ST & 2 ND STORY

CONSTRUCTION


FOUNDATION	SLAB
FRAMING	STEEL
EXTERIOR	BRICK, BLOCK
PARKING SURFACE	ASPHALT
ROOF	MODIFIED BITUMEN

*All offers subject to Walgreens Real Estate Committee.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
 MEDIAN AGE	35.7	35.3	35.7	37.1
 POPULATION	5,723	14,556	15,613	22,001
 MEDIAN HH. INCOME	\$55,082	\$59,118	\$59,766	\$66,604
 TOTAL BUSINESSES	259	512	544	614

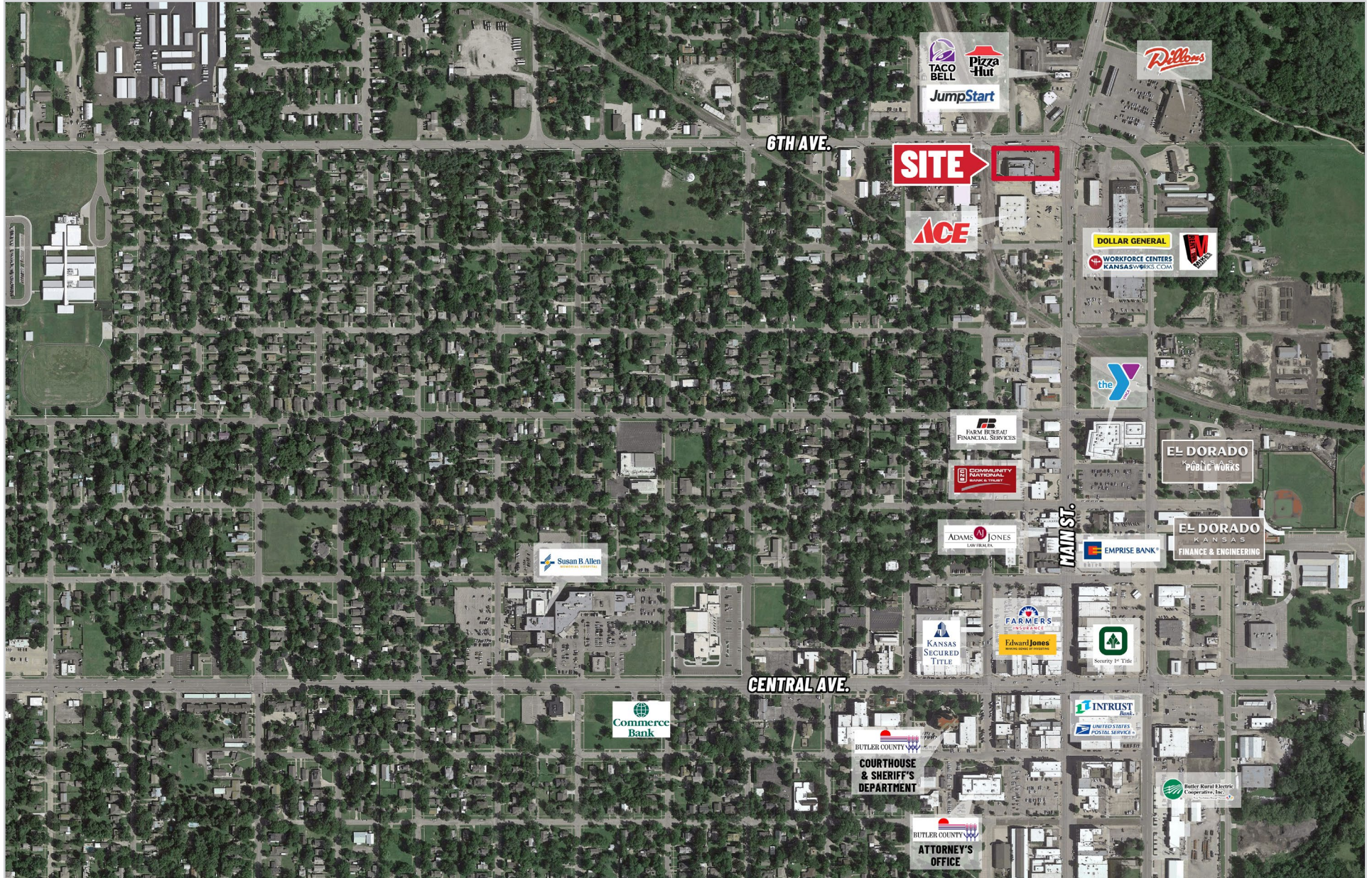
TRAFFIC COUNTS

 14,328 vehicles per day at 6th Ave. & Main St.





AERIAL VIEW OF SURROUNDING BUSINESSES





WICHITA, KANSAS MSA

Wichita is the largest city in the state of Kansas with a population of 397,532 in 2020. Located in Sedgwick County, Wichita is part of a larger metropolitan area comprised of five counties which, according to a 2020 estimate, had a population of 646,763.

Wichita is located in south central Kansas at the intersection of Interstate 135 and U.S. Highway 54, approximately 157 miles north of Oklahoma City, 181 miles southwest of Kansas City, and 439 miles east-southeast of Denver.

EL DORADO, KANSAS

El Dorado is a 40-minute drive to Wichita’s Central Business District and, due to the distance, is considered a submarket of the Wichita MSA. More than 69,000 residents live within a 20-mile radius of El Dorado and earn an average household income of \$89,408. The largest employer in El Dorado is Holly-Frontier Refining. Residents of the community also commute to the aircraft companies in the Wichita area. Additionally, several businesses within the community employ welders, and there is a

WICHITA, KANSAS MSA

790,138

POPULATION

\$79,612

AVERAGE HOUSEHOLD INCOME

35.6

MEDIAN AGE

86%

EDUCATION (HIGH SCHOOL OR ABOVE)

19,503

TOTAL BUSINESSES

MAJOR EMPLOYERS

- Spirit AeroSystems, Inc. (13,000)
- Textron Aviation (9,350)
- McConnell Air Force Base (5,679)
- USD 259-Wichita (5,614)
- Ascension Via Christi (4,413)
- Koch Industries (3,100)
- City of Wichita (2,886)
- U.S. Government (2,830)
- Sedgwick County (2,521)
- State of Kansas (2,157)
- Wichita State University (2,035)
- Wesley Healthcare (2,030)
- Johnson Controls (1,629)