



WAREHOUSE SPACE IN SOUTH WICHITA

FOR SALE/LEASE 1631 S. HILLSIDE, WICHITA, KS 67211

LEASE RATE	\$2,000/Mo., Gross
SALE PRICE	Contact Broker
AVAILABLE SF	9,564± SF
SITE SIZE	14,928± SF
CEILING HEIGHT	12' (10' clear)
GRADE LEVEL DOORS	(1) 10'
POWER	220 V

2025 TAXES	GENERALS: \$3,948.34	YEAR BUILT	1950
	SPECIALS: \$60.00	ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- Excellent visibility on south Hillside.
- High traffic corridor.
- Easy access to I-135 & Kellogg/US 54.
- Flexible commercial layout.
- Ample on-site parking.
- Strong surrounding residential and commercial demographics.
- Ideal for retail, office or service users.

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	POPULATION	13,084	93,413	226,498
	AVG. HH INCOME	\$61,566	\$66,349	\$73,069
	MEDIAN AGE	35.6	33.2	33.3
TRAFFIC COUNTS				
	HARRY & HILLSIDE			25,391 VPD
HIGHWAY ACCESS				
	0.7 Mi.	 / 	1.2 Mi.	 3.9 Mi.



Matthew McClure | (316) 292-3910 | mmclure@weigand.com

Weigand Real Estate - Commercial
 Office: (316) 262-6400
 Weigand.com

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WEIGAND
COMMERCIAL

INTERIOR PHOTOS



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AERIAL VIEW



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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