

# BOULEVARD PLAZA OFFICE

2709 E. Boulevard Plaza  
Wichita, KS 67211

# FOR SALE



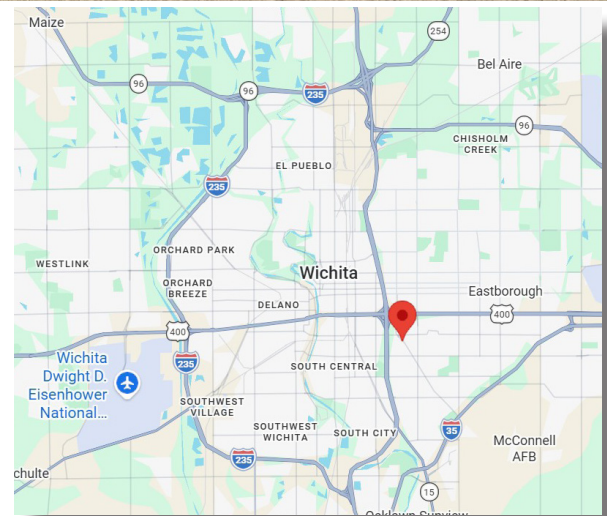
**SALE PRICE: \$275,000**

**SITE SIZE**  
26,177 SF  
(0.60 A)

**BUILDING SIZE**  
5,550 SF

**ZONING**  
Office  
Warehouse

**YEAR BUILT**  
1950



## CONSTRUCTION

Cavity Brick

## PARKING

45 ±

## 2025 TAXES

Generals: \$4,357.26

Specials: \$60.00

## HIGHLIGHTS

- Single-tenant, highly visible office building.
- Long-term historical Tenant (approaching 20 years) on flexible, month-to-month terms.
- Flexibility of owner-occupancy or potential for lease extension/renewal.
- Convenient access to I-135.
- Prominent building and pylon signage.



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**BRADLEY TIDEMANN, SIOR**

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| DEMOGRAPHICS   | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------|----------|----------|----------|
| Population     | 12,162   | 106,487  | 236,902  |
| Avg. HH Income | \$62,719 | \$63,548 | \$72,844 |
| Median Age     | 34.6     | 33.0     | 33.3     |

| TRAFFIC COUNTS                        |            |
|---------------------------------------|------------|
| Lincoln St. & George Washington Blvd. | 6,827 VPD  |
| Lincoln St. & Highway I-135           | 44,135 VPD |