



## Property Description:

Former catering kitchen located in the expanding urban core of Downtown Wichita and on the edge of the iconic Hyde Park.

## Property Highlights:

**Limited Turnkey: Includes Newer Hood, Fire Suppression System, And Other Critical Fixtures**

**Frontage And Monument Signage Along Hydraulic**

**Drive Up Parking**

**Two Minutes From Kellogg And I-135 Makes Location Accessible To Virtually All Of Wichita Within 15 Minutes**

**In The Footprint Of Wichita's Largest Gathering Areas For Year-Round Cultural/Community Festivities**

**Close Proximity To Hundreds Of Businesses In Downtown Wichita Other Foodtruck Scenes**

## Offering Summary

Lease Rate:	\$1,100.00 per month (MG)
Available SF:	693 SF
Building Size:	693 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,254	44,023	90,309
Total Population	9,651	105,725	218,099
Average HH Income	\$56,788	\$56,163	\$62,513

Adam Clements, CCIM

Vice President

316.204.7693

adamclements@buildersinc.com

ESTABLISHED 1941

**BUILDERS INCORPORATED**



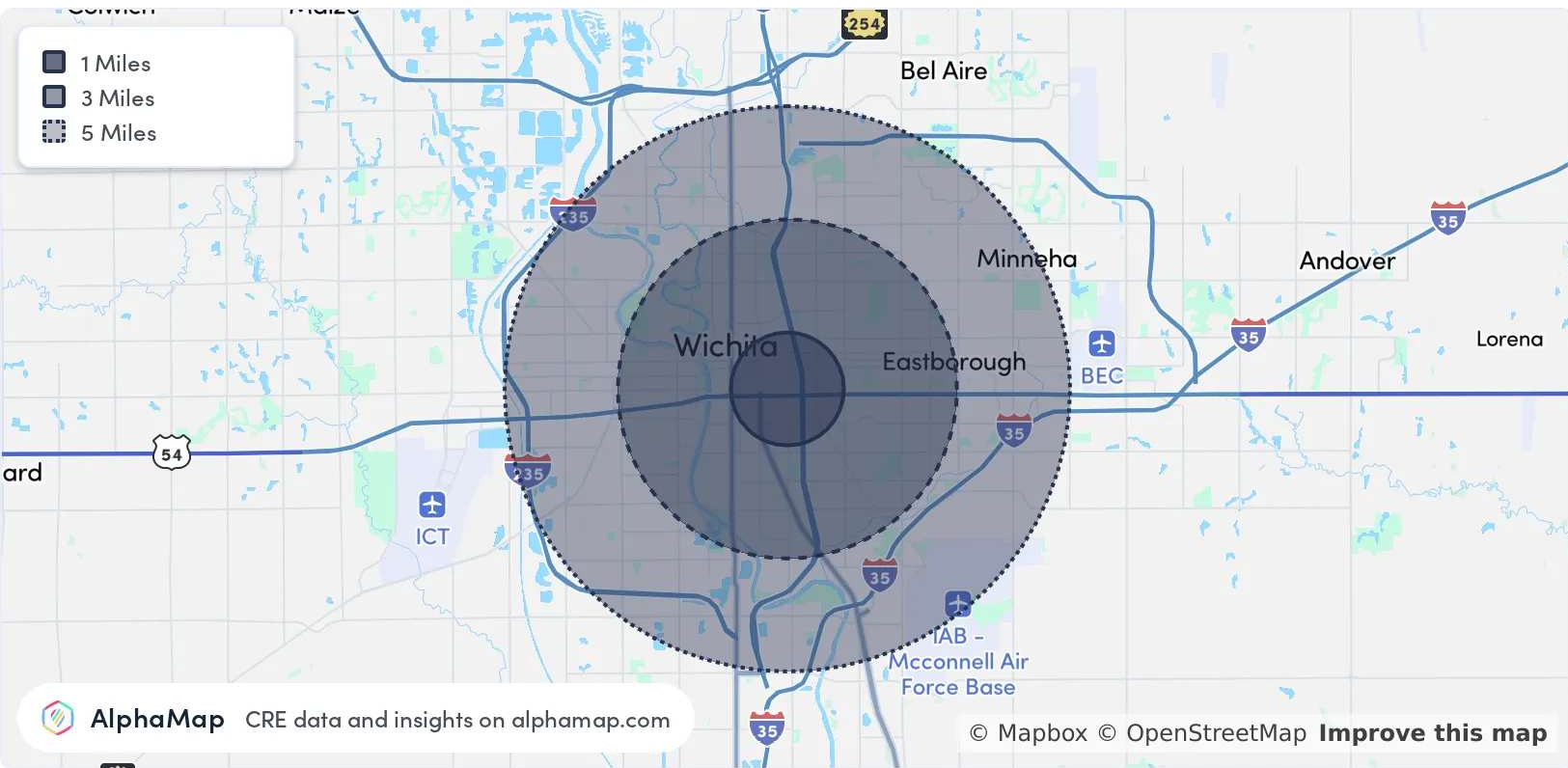
# Retailer Map

403 SOUTH HYDRAULIC



Adam Clements, CCIM  
Vice President  
316.204.7693  
adamclements@buildersinc.com

ESTABLISHED 1941  
**BUILDERS INCORPORATED**



Population	1 Mile	3 Miles	5 Miles
Total Population	9,651	105,725	218,099
Average Age	36	37	38
Average Age (Male)	37	37	37
Average Age (Female)	36	38	39

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	4,254	44,023	90,309
Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,788	\$56,163	\$62,513
Average House Value	\$146,487	\$134,581	\$162,690
Per Capita Income	\$24,690	\$23,401	\$26,047

Map and demographics data derived from AlphaMap

**Adam Clements, CCIM**  
 Vice President  
 316.204.7693  
 adamclements@buildersinc.com

ESTABLISHED 1941  
**BUILDERS INCORPORATED**