



FOR SALE & LEASE

SOUTHWEST CENTER

1309 - 1415 W 31st St S, Wichita, KS 67217



SALE PRICE

~~\$1,200,000~~ \$1,100,000



2025 TAXES

\$17,888.11



BUILDING SIZE

13,696 SF

LOT SIZE

110,796 SF



HIGHLIGHTS

- Southwest center: prime investment & owner-user opportunity
- Contact broker for rent roll & additional info
- 7 tenant retail renter 81% occupied.
- High-visibility location featuring multiple prominent pole signs
- Ample on-site parking surrounded by quality retail neighbors



SUITE SIZE

2,777 SF

LEASE RATE

\$3,200/Month



LEASE TYPE

Modified Gross



ZONING

Limited Commercial, Limited Industrial



ZACH SZABO

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InSite
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608 W DOUGLAS AVE, WICHITA KS
INSITERE.COM | 316-618-1100



AREA NEIGHBORS

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- Dillons
- Walmart Neighborhood Market
- Walgreens
- QuikTrip
- Dollar General
- Planet Fitness
- Bank of America
- Southwest National Bank
- INTRUST Bank
- Fidelity Bank
- Jiffy Lube
- Basham's Furniture
- Club Car Wash
- AGCO, Wichita
- IronHorse Manufacturing Park
- NextCare Urgent Care

DEMOGRAPHICS

3 mile radius

POPULATION

70,273

NO. OF BUSINESSES

2,153

AVG. HOUSEHOLD INCOME

\$62,109

NUMBER OF HOUSEHOLDS

27,794

TRAFFIC COUNT

31st St & Seneca: 25,033

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1415 - LEASE HIGHLIGHTS

- 4 exam rooms
- Breakroom
- 2 bathrooms
- Utility room
- Large open space

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