



LANDMARK  
COMMERCIAL  
REAL ESTATE



# RETAIL/FLEX INVESTMENT PROPERTY DEVELOPMENT LAND ALSO AVAILABLE

6803 W Taft Wichita, KS 67209

Landmark Commercial Real Estate | 156 North Emporia Wichita, KS 67202 | 316-262-2442 | [www.landmarkrealestate.net](http://www.landmarkrealestate.net)



# PROPERTY SUMMARY

**SALE PRICE: \$2,137,000**

Address	6803 W Taft Ave. Wichita, KS 67209
Cap Rate	8.75%
NOI	\$186,976
Building Size	20,571 (2 buildings)
Lot Size	2.06 acres (89,481 sq. ft.)
Year Built	2004
Zoning	General Commercial
2019 Taxes	\$31,698.04
Frontage	808' of Taft St. Frontage (with vacant land)
Parking	79 parking stalls
Additional Land	69,000 sq. ft. of land available to the east for \$2.50 per sq. ft.
Tenants	Allstate Insurance, ARC Physical Therapy, American Family Insurance, Sunflower Restaurant Supply and Tupperware



[Neighboring Retailer]



[Neighboring Retailer]



# DRONE AERIAL





# AERIALS





# BROKER PROFORMA

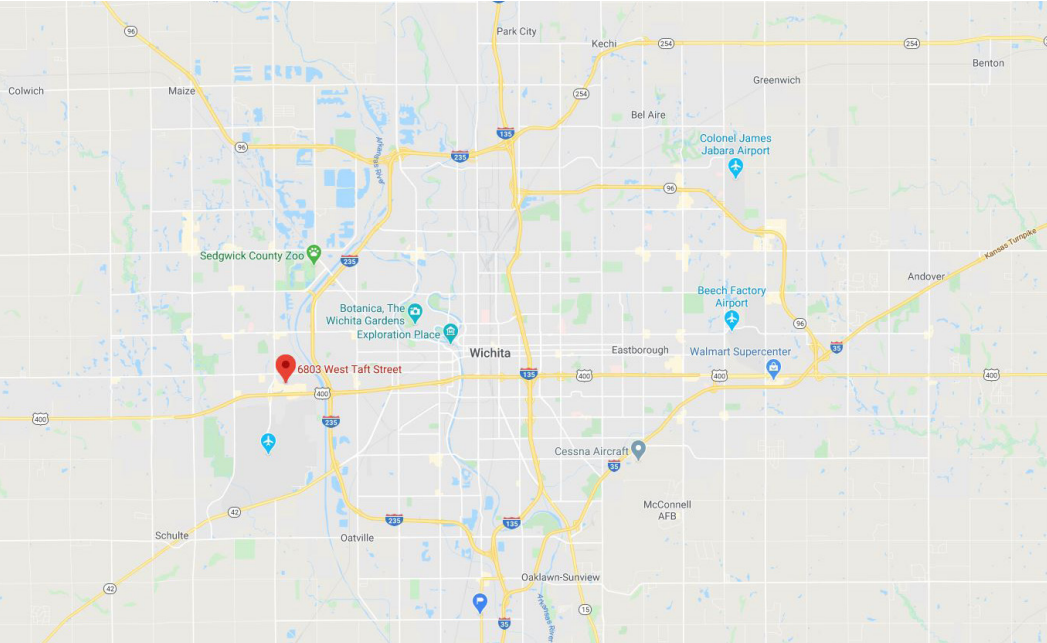
## *Building 300*

#	Suite #	Tenant Name	Lease Type	Total Size	Base Rent PSF	Total Gross Rents
1	301	Allstate Insurance	NNN	1,697 SF	\$11.75	\$19,939.75
2	303	ARC Physical Therapy	NNN	4,554 SF	\$9.50	\$43,263.00
3	305	American Family Insurance	NNN	1,320 SF	\$10.50	\$13,860.00
4	307	Sunflower Restaurant Supply	NNN	2,700 SF	\$9.44	\$25,488.00
				10,271 SF		\$102,550.75

## *Building 400*

#	Suite #	Tenant Name	Lease Type	Total Size	Base Rent PSF	Total Gross Rents
1	401	Tupperware	NNN	2,700 SF	\$8.75	\$23,625.00
2	407	1 Year Leaseback	NNN	7,600 SF	\$8.00	\$60,800.00
				10,300 SF		\$84,425.00
NET OPERATING INCOME (NOI)						\$186,976
Cap Rate						8.75%
Sale Price						\$2,137,000

# WICHITA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population	4,543	57,016	170,164
Daytime Population	6,900	74,657	181,091
Households	2,073	24,120	67,748
Median Household Income	\$44,859	\$50,691	\$53,538
Average Household Income	\$54,051	\$60,745	\$68,952



# WICHITA'S TOP EMPLOYERS

Spirit Aerosystems, Inc. - 12,000

# Textron Aviation - 9,000

# McConnell Air Force Base - 6,689

# Wichita Public Schools USD 259 - 5,516

# State of Kansas - 4,373

# Via Christi Health - 3,856

City of Wichita - 3,255

Koch Industries - 3,200

U.S. Government - 2,738

Sedgwick County - 2,496



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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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