



LANDMARK
COMMERCIAL
REAL ESTATE



FULLY OCCUPIED RETAIL CENTER ON NORTH MAIZE RD

2330 N Maize Rd. Wichita, Kansas 67205

PROPERTY SUMMARY

SALE PRICE: \$3,583,100

Address	2330 N Maize Rd. Wichita, KS 67205
Cap Rate	7.25%
NOI	\$260,485
Building Size	18,615
Lot Size	95,625 sq. ft. (2.20 acres)
Year Built	1999
Zoning	Limited Commercial
2019 Taxes	\$81,382.78
Signage	Monument sign on Maize Rd.
Parking	161 parking stalls
Tenants	Emerson Biggins, Hall of Games, Sprint, Rancho Nuevo and Candy Spa

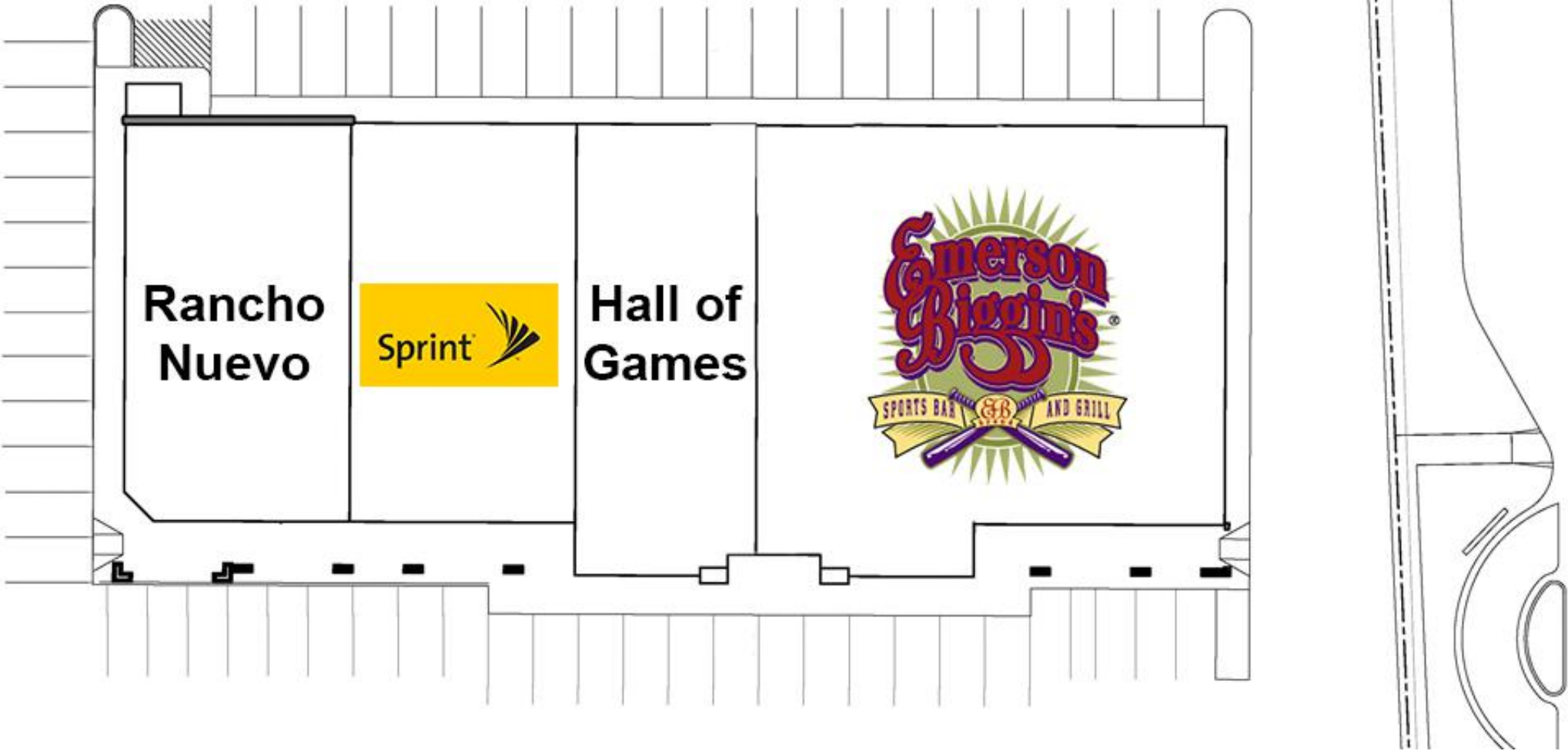


BROKER PROFORMA

#	Suite #	Tenant Name	Lease Type	Total Size	Total Net Rents
1	100	Emerson Biggins	NNN	7,700 SF	\$117,425.00
2	1100	Emerson's Hall of Games	Modified Gross	3,600 SF	\$37,800.00
3	130	Candy Spa	Modified Gross	1,230 SF	\$6,390.00
4	1400	Sprint	NNN	2,350 SF	\$54,050.00
5	1500	Rancho Nuevo	NNN	3,735 SF	\$44,820.00
				18,615 SF	
NET OPERATING INCOME (NOI)					\$260,485
Cap Rate					7.25%
Sale Price					\$3,583,100



SITE PLAN



37th and Maize Rd Retailers



21st & Tyler Retailers



New Market Square Retailers



SITE



WICHITA OVERVIEW

WICHITA

Wichita, the largest city in Kansas with a population 389,965, is the county seat of Sedgwick County. Major highways, including the Kansas Turnpike, US 400 and Interstate I-135, link the city with a large trade area that encompasses a population of more than one million people within a 100-mile radius. The nearest large cities are Denver to the west, Kansas City of the northeast, and Oklahoma City to the south, and Tulsa to the southeast.

LIVING

Wichita, Kansas ranked #1 best city for manufacturing workers, #9 top city with the best work-life balance, #1 growth rate of digital services jobs, #2 recession-proof cities in the U.S. and #3 city for low startup costs in the U.S. Commute times are the lowest among the 100 major metropolitan markets. Wichita has also been named the most “Uniquely American” city by Newsmax Magazine, in addition to being designated an “All-American City” four times.

BUSINESS

In the 20th century, aircraft pioneers such as Clyde Cessna, Walter Beech and Bill Lear began projects that would lead to Wichita’s establishment as the “Air Capital of the World.” In 1917, the Cessna Comet was the first airplane that was manufactured in Wichita. Cessna and Beechcraft remain based in Wichita today, along with Learjet and Spirit Aerosystems. Airbus maintains a workforce in Wichita. Since the growth of the aircraft industry began during the inter-war years, Wichita has been a leading producer of general aviation and commercial aircraft. McConnell Air Force Base was activated in 1951 and has remained an important factor in the community.

Wichita has long been known as a center of entrepreneurship. In addition to aircraft pioneers, Fred Koch founded Koch Industries in Wichita, and Dan and Frank Carney founded Pizza Hut. Coleman, Freddy’s Frozen Custard, and many other successful companies began in Wichita.





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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.

DISCLAIMER

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