

Event Venue & Office Center – The Ideal East Wichita Business Hub

5025 E KELLOGG DR, WICHITA, KS 67218

FOR SALE
\$2,500,000
Office Building

PROPERTY FEATURES

Prime Location: Strategically positioned off US-54/Kellogg highway, our property offers unparalleled accessibility, ensuring your business stands out in East Wichita's bustling landscape.

Class A Office and Retail Space: With 17,095 sq ft of meticulously designed space, including ample storage options and a spacious unfinished basement, this property



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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Office Building

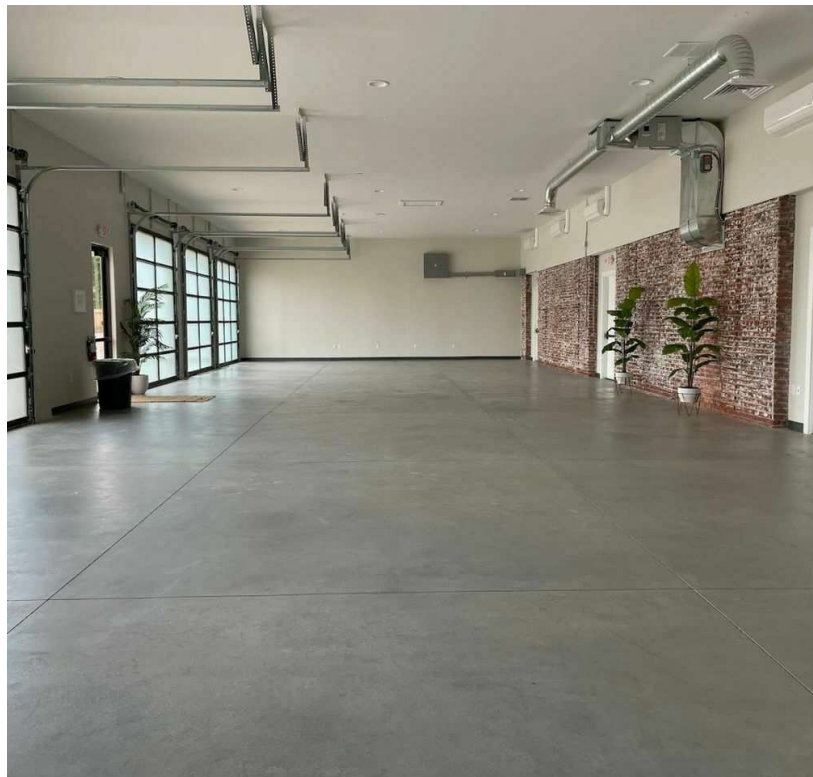
www.SperryCGA.com

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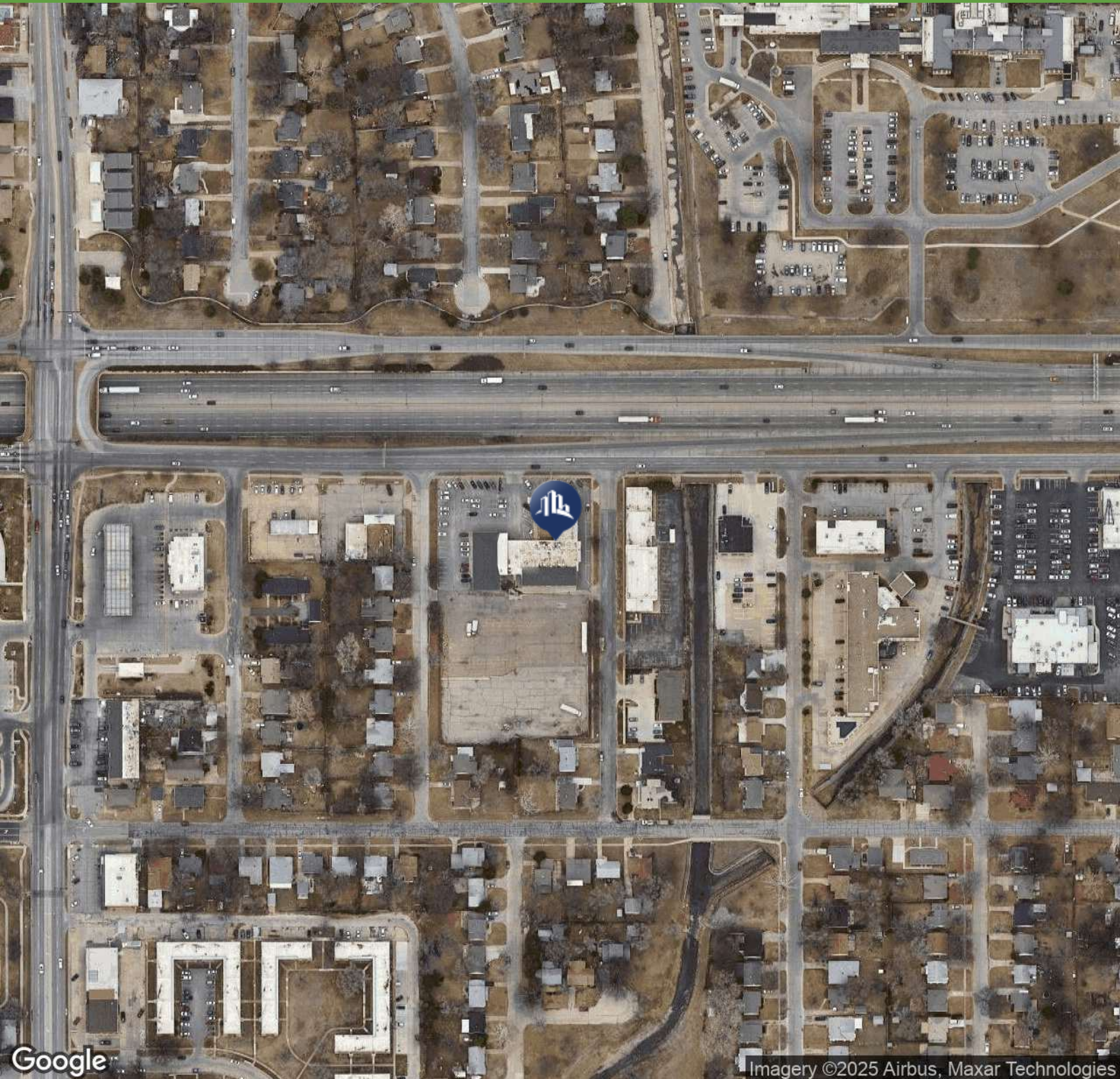
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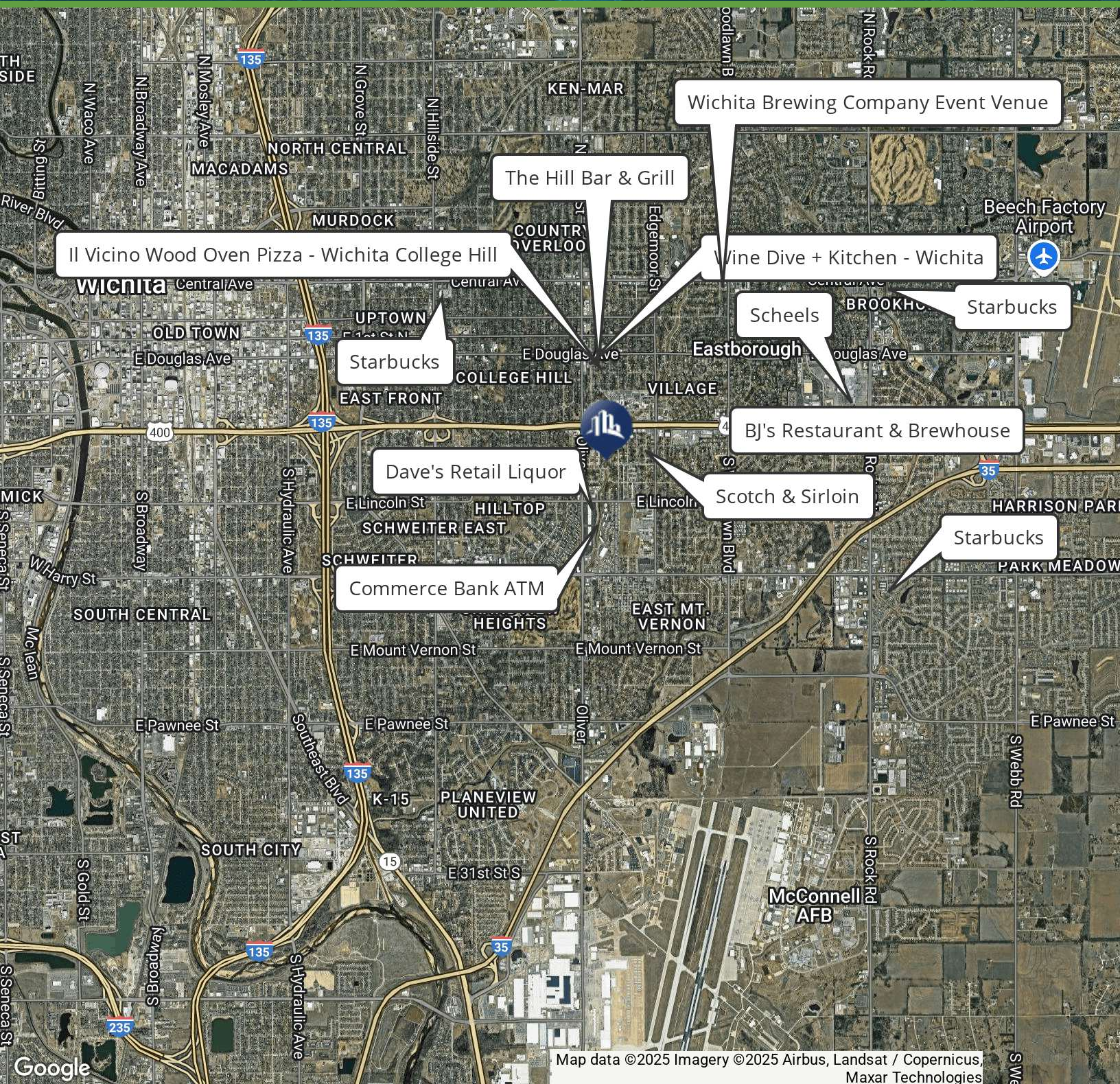
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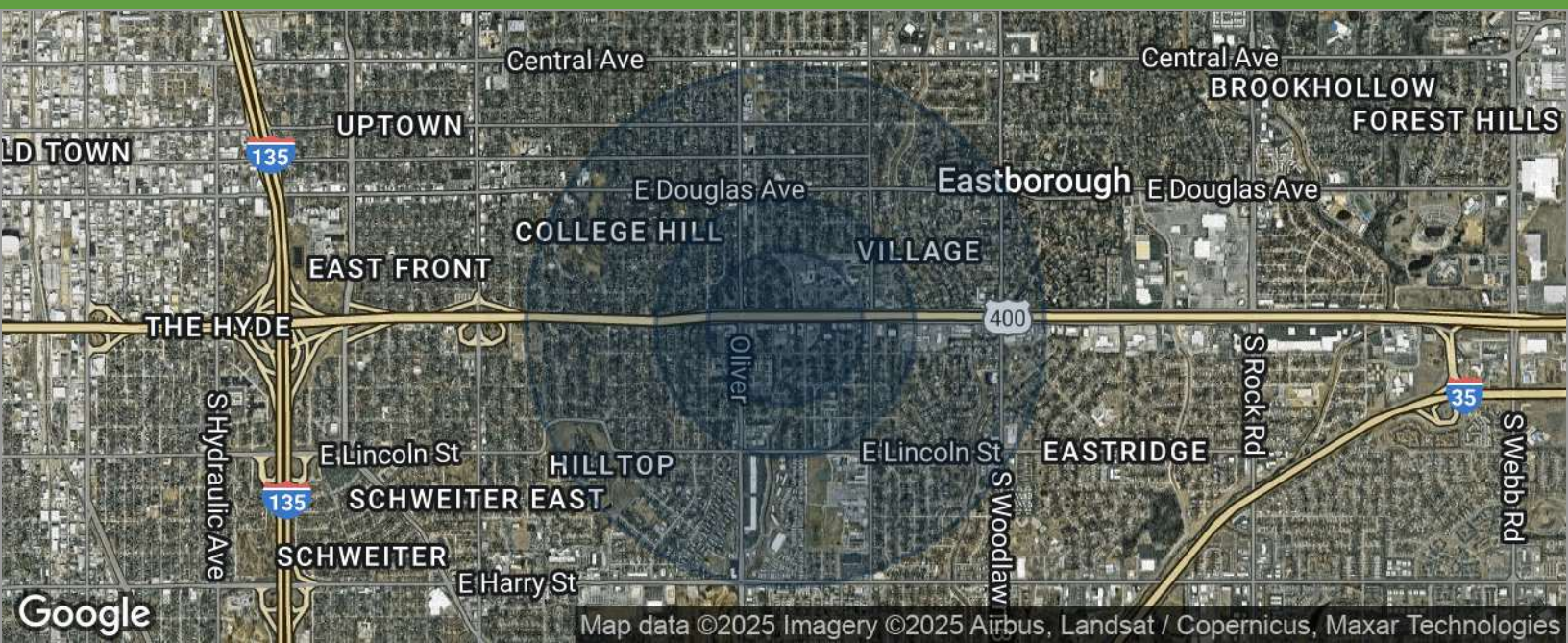
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	984	3,383	13,792
Median age	38	38	38
Median age (Male)	38	38	37
Median age (Female)	39	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	454	1,513	6,154
# of persons per HH	2.2	2.2	2.2
Average HH income	\$71,738	\$72,042	\$74,057
Average house value	\$190,772	\$185,521	\$186,457
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	21.8%	20.8%	19.6%
RACE (%)	0.3 MILES	0.5 MILES	1 MILE
White	57.4%	59.4%	60.0%
Black	16.0%	14.6%	14.1%
Asian	1.6%	1.9%	3.0%
Hawaiian	0.1%	0.2%	0.3%
American Indian	0.8%	1.1%	1.1%
Other	11.4%	9.0%	9.0%

** Demographic data derived from 2020 ACS - US Census*



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WHO WE ARE

Sperry Commercial Global Affiliates

Our Vision

To be the leading commercial real estate services provider on a global scale.

Our Mission

- To offer the highest level of commercial real estate services available through thoughtful, cooperative, and ethical practices.
- To deliver extensive market knowledge, skilled analysis, and sound real estate advice to every client, while building lifelong relationships that grow with the changing market.
- To utilize innovative technologies that support better business, and partner with those who thrive in an environment built on trust and a true spirit of collaboration.



Our Guiding Principles

Accountability:

We are all accountable for our actions.

Discipline:

We are dedicated to providing the highest level of service to the very best of our abilities.

Ethical:

We believe in showing the characteristics of sound virtues.

Integrity:

We embody the characteristics of being honest and having strong moral principles.

Excellence:

We strive to go above and beyond in everything we do.

Community Outreach:

We are committed to giving back by volunteering and improving the communities we serve.

Fun:

We don't take ourselves too seriously and incorporate fun whenever we can.

Passion:

We exude energy, enthusiasm, and excitement in all our endeavors.

Perseverance:

If at first we don't succeed, we try again!

Collaboration:

We promote a true collaborative environment that fosters good will, a cooperative spirit, and strong alliances.