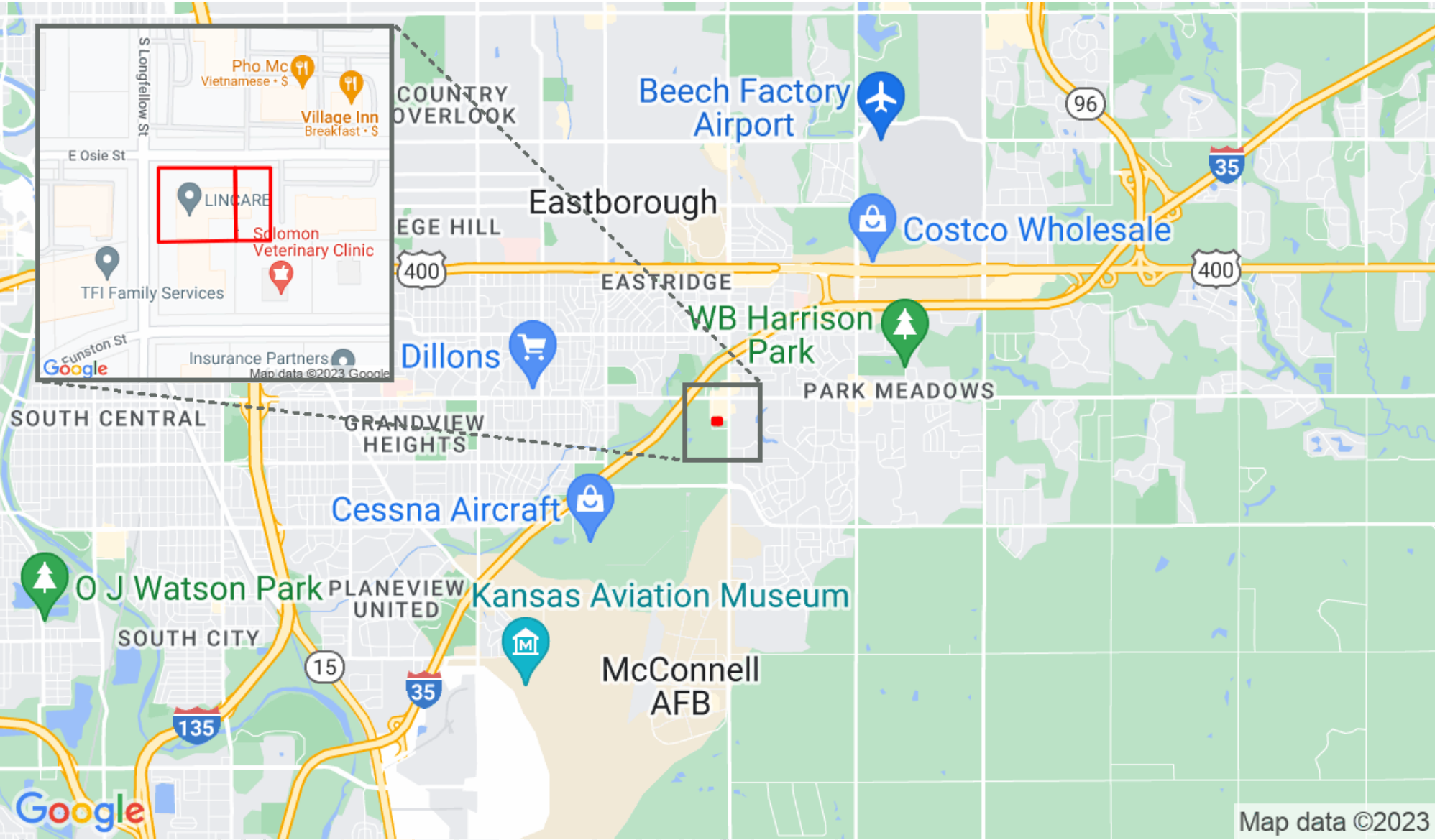


7803 E Osie St

ERA Great American Realty

10300 West Central Avenue Wichita, KS 67212 | 316-686-4111



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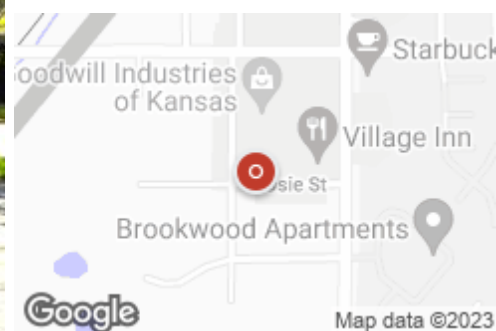
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Cherry Creek Business Park East Wichita

7803 E Osie, Wichita, KS, 67207

Office: General For Lease

Prepared on October 31, 2023



Listing Details | Office For Lease

Suite	1	Lease Terms	negotiable
Secondary Uses	Flex/R&D	Vacant	Yes
Sublease	-	Available Date	9/09/2023
Total Available Space	5,425 SF	Days On Market	52 days
Min Div/Max Contig	5,425 SF	Date Listed	9/09/2023
Asking Rate	\$12.00 Annual/SF	Last Modified	10/11/2023
Monthly Rate	\$5,425	Listing ID	38875663
Lease Type	Modified Gross	Offices	4
Expenses	-	Restrooms	2
Possession	closing	Parking Spaces	-

Description

Spacious offices with flex space near Harry and Rock Road in E Wichita. Private entrance and restrooms.

Property Details

Building Class	C	Building Size	19,225 SF
Property Type	Office	Land Size	1.27 Acres / 55,335 SF
Sub Type	General	Number of Buildings	1
Zoning	LI	Floors	1
Building Status	Existing	Year Built	1982

Contact

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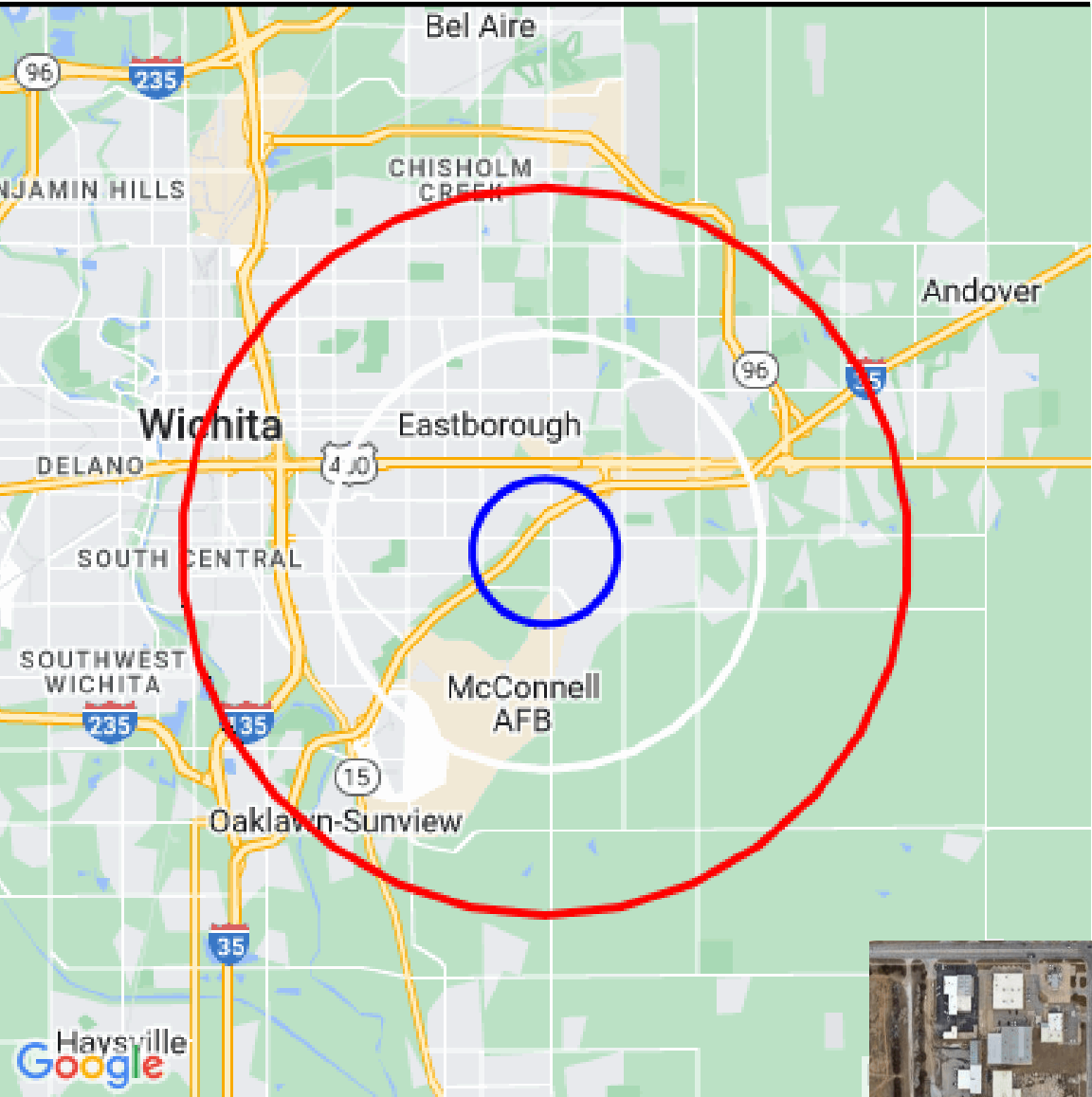


Will Harmon CCIM
316-207-1362
WHG316@GMAIL.COM



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Demographic Report



7803 E Osie St

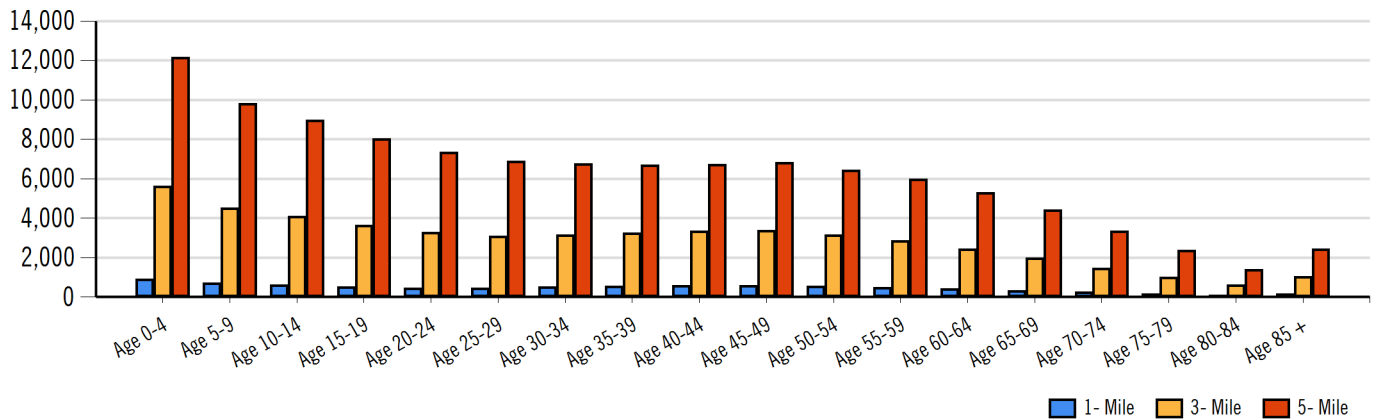
Population

Distance	Male	Female	Total
1- Mile	4,216	4,398	8,613
3- Mile	25,598	26,561	52,158
5- Mile	55,127	57,069	112,196

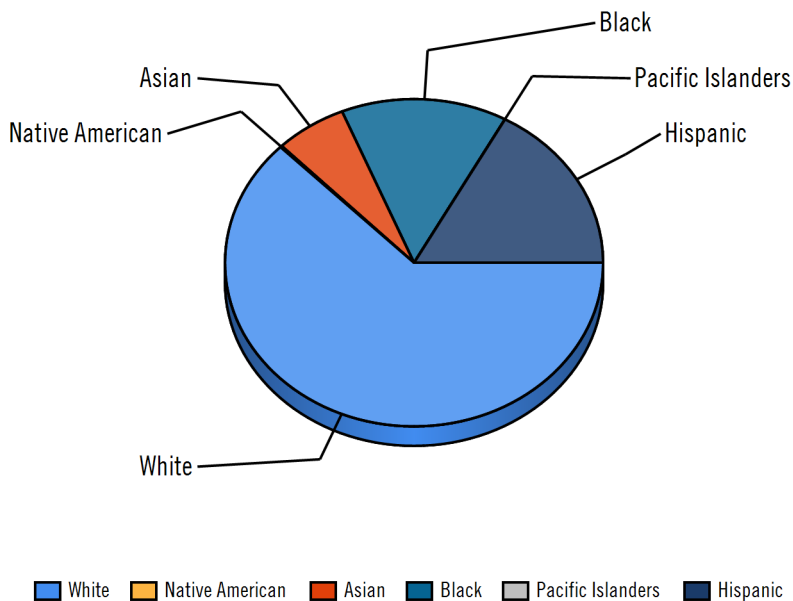


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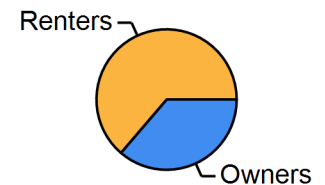
Population by Distance and Age (2020)



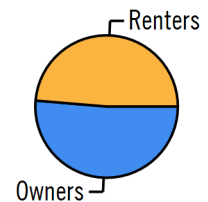
Ethnicity within 5 miles



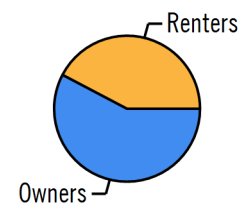
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	4,235	183	1.92 %
3-Mile	24,460	1,086	3.50 %
5-Mile	50,610	2,141	3.64 %

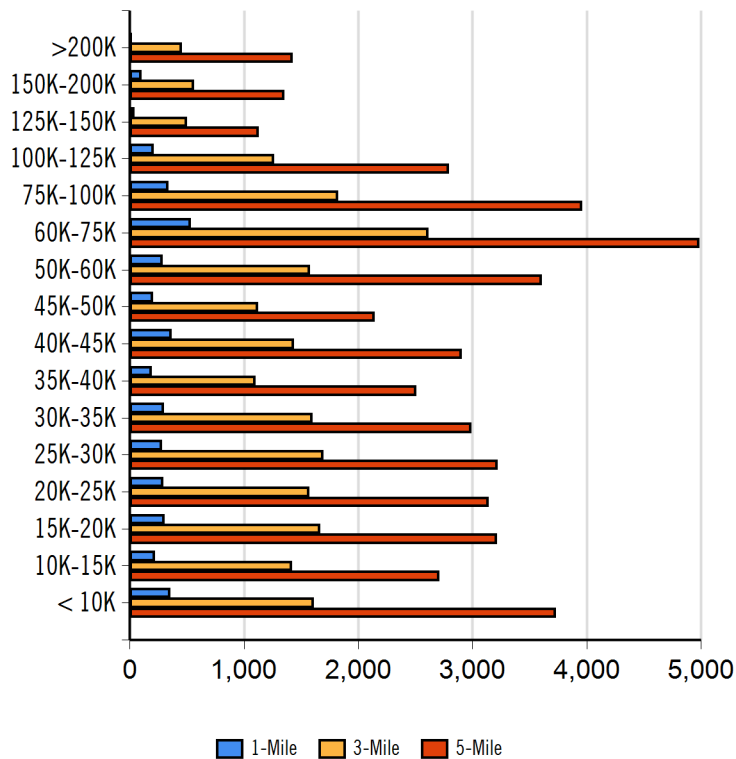


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	16	14	226	830	147	501	99	60	478	724	591	215	209
3-Mile	87	89	1,476	4,929	517	3,141	751	425	2,078	4,805	2,917	1,187	1,453
5-Mile	172	175	3,390	9,586	960	5,732	1,667	978	4,804	10,763	5,534	2,187	3,165

Household Income



Radius	Median Household Income
1-Mile	\$41,650.17
3-Mile	\$48,713.51
5-Mile	\$44,571.98

Radius	Average Household Income
1-Mile	\$50,487.92
3-Mile	\$57,168.45
5-Mile	\$54,233.46

Radius	Aggregate Household Income
1-Mile	\$196,344,521.81
3-Mile	\$1,189,081,099.68
5-Mile	\$2,627,714,936.83

Education

	1-Mile	3-mile	5-mile
Pop > 25	5,335	30,926	65,814
High School Grad	1,251	7,189	15,971
Some College	1,611	8,522	17,194
Associates	418	1,795	3,402
Bachelors	1,031	6,321	12,946
Masters	353	2,041	4,465
Prof. Degree	83	658	1,876
Doctorate	38	173	481

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	52 %	96 %	113 %
Teen's	44 %	89 %	100 %
Expensive Homes	14 %	10 %	12 %
Mobile Homes	2 %	4 %	33 %
New Homes	23 %	31 %	44 %
New Households	74 %	120 %	119 %
Military Households	233 %	226 %	152 %
Households with 4+ Cars	39 %	54 %	63 %
Public Transportation Users	5 %	23 %	23 %
Young Wealthy Households	0 %	56 %	40 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	164,116,997		936,492,666		2,001,483,416	
Average annual household	41,239		43,611		42,770	
Food	5,521	13.39 %	5,787	13.27 %	5,688	13.30 %
Food at home	3,734		3,856		3,806	
Cereals and bakery products	530		547		540	
Cereals and cereal products	191		196		193	
Bakery products	339		350		346	
Meats poultry fish and eggs	762		787		777	
Beef	176		182		180	
Pork	140		143		141	
Poultry	145		150		148	
Fish and seafood	121		125		124	
Eggs	63		63		63	
Dairy products	368		382		377	
Fruits and vegetables	748		773		763	
Fresh fruits	109		113		111	
Processed vegetables	147		151		150	
Sugar and other sweets	138		141		140	
Fats and oils	119		122		120	
Miscellaneous foods	700		724		714	
Nonalcoholic beverages	328		334		331	
Food away from home	1,786		1,931		1,881	
Alcoholic beverages	271		295		288	
Housing	15,459	37.49 %	16,128	36.98 %	15,882	37.13 %
Shelter	9,309		9,731		9,574	
Owned dwellings	5,111		5,482		5,358	
Mortgage interest and charges	2,503		2,689		2,625	
Property taxes	1,701		1,842		1,794	
Maintenance repairs	906		951		937	
Rented dwellings	3,577		3,528		3,523	
Other lodging	620		719		693	
Utilities fuels	3,789		3,879		3,841	
Natural gas	346		356		350	
Electricity	1,553		1,580		1,570	
Fuel oil	136		143		141	
Telephone services	1,172		1,199		1,185	
Water and other public services	581		599		592	
Household operations	983	2.38 %	1,057	2.42 %	1,032	2.41 %
Personal services	263		290		280	
Other household expenses	719		766		751	
Housekeeping supplies	518		549		539	
Laundry and cleaning supplies	146		150		149	
Other household products	296		315		308	
Postage and stationery	76		83		81	
Household furnishings	858		910		895	
Household textiles	63		68		67	
Furniture	175		194		187	
Floor coverings	20		22		22	
Major appliances	129		127		127	
Small appliances	77		83		82	
Miscellaneous	391		413		407	
Apparel and services	1,123	2.72 %	1,188	2.72 %	1,164	2.72 %
Men and boys	198		216		209	
Men 16 and over	162		176		170	
Boys 2 to 15	36		40		39	
Women and girls	417		438		432	



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Women 16 and over	345	367	361
Girls 2 to 15	72	71	71
Children under 2	88	89	88

Expenditures (Continued)

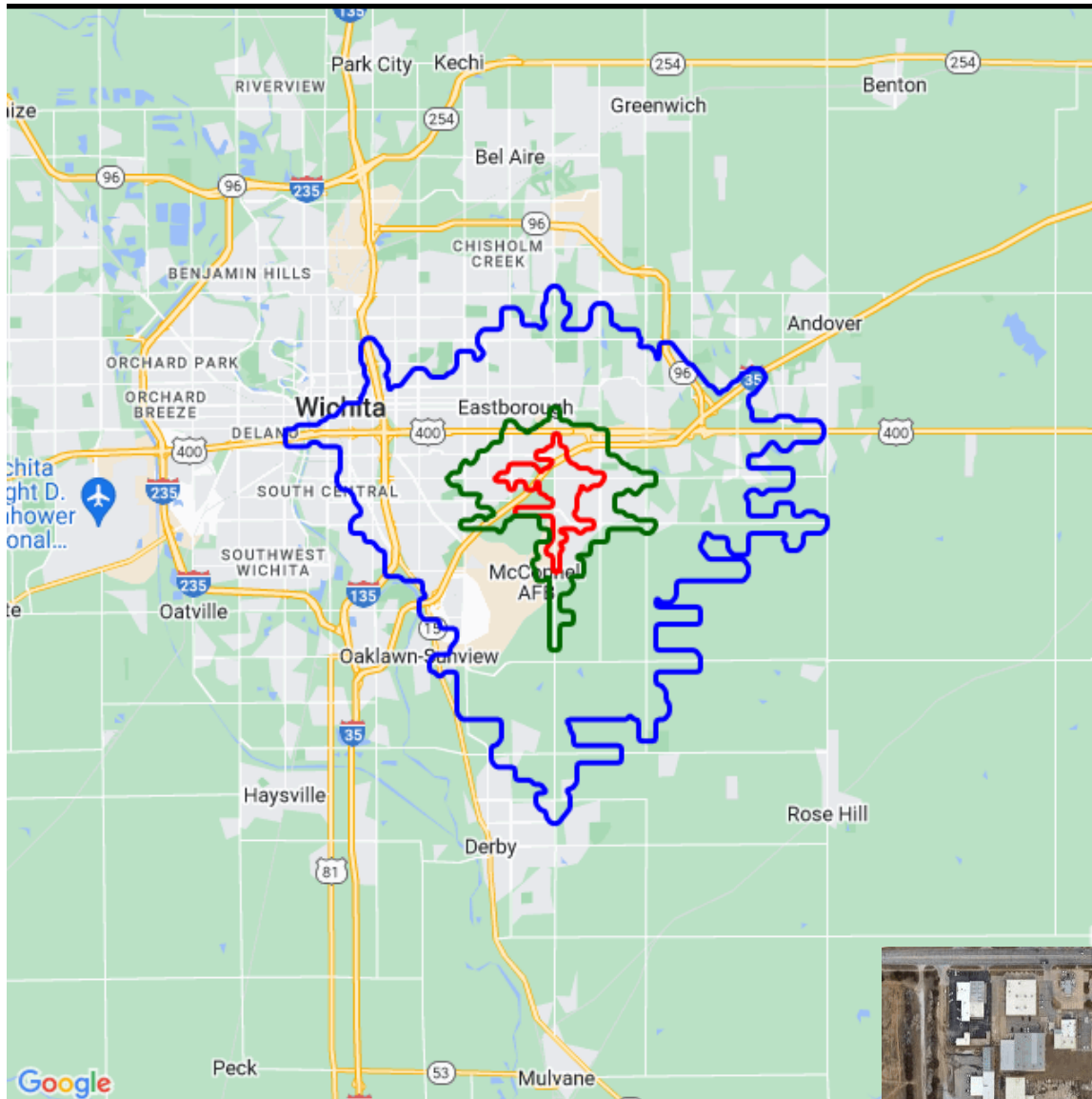
	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	164,116,997		936,492,666		2,001,483,416	
Average annual household	41,239		43,611		42,770	
Transportation	5,698	13.82 %	5,963	13.67 %	5,857	13.69 %
Vehicle purchases	1,243		1,314		1,282	
Cars and trucks new	621		671		646	
Cars and trucks used	590		612		605	
Gasoline and motor oil	1,916		1,955		1,934	
Other vehicle expenses	2,175		2,283		2,243	
Vehicle finance charges	142		148		146	
Maintenance and repairs	755		793		778	
Vehicle insurance	1,020		1,066		1,050	
Vehicle rental leases	256		274		267	
Public transportation	363		409		396	
Health care	3,258	7.90 %	3,400	7.80 %	3,350	7.83 %
Health insurance	2,185		2,269		2,238	
Medical services	639		675		664	
Drugs	330		345		339	
Medical supplies	103		110		108	
Entertainment	2,405	5.83 %	2,540	5.82 %	2,494	5.83 %
Fees and admissions	396		450		434	
Television radios	933		955		945	
Pets toys	875		929		912	
Personal care products	526		556		545	
Reading	45		50		49	
Education	961		1,107		1,067	
Tobacco products	400		400		400	
Miscellaneous	662	1.61 %	713	1.63 %	694	1.62 %
Cash contributions	1,121		1,169		1,150	
Personal insurance	3,784		4,310		4,136	
Life and other personal insurance	129		140		139	
Pensions and Social Security	3,654		4,170		3,997	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	9,152	7,330	24.65 %	3,614	4,800	3,596	5,556	695
3-Mile	2020	32,403	26,440	22.14 %	10,598	19,612	17,984	14,419	3,102
5-Mile	2020	63,349	52,136	21.41 %	20,064	39,236	36,998	26,351	6,875
1-Mile	2023	7,977	7,330	8.83 %	3,153	4,182	3,020	4,957	2,289
3-Mile	2023	28,217	26,440	6.85 %	9,234	17,069	15,865	12,352	8,899
5-Mile	2023	55,167	52,136	6.47 %	17,486	34,145	32,907	22,260	18,200



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Demographic Report



7803 E Osie St

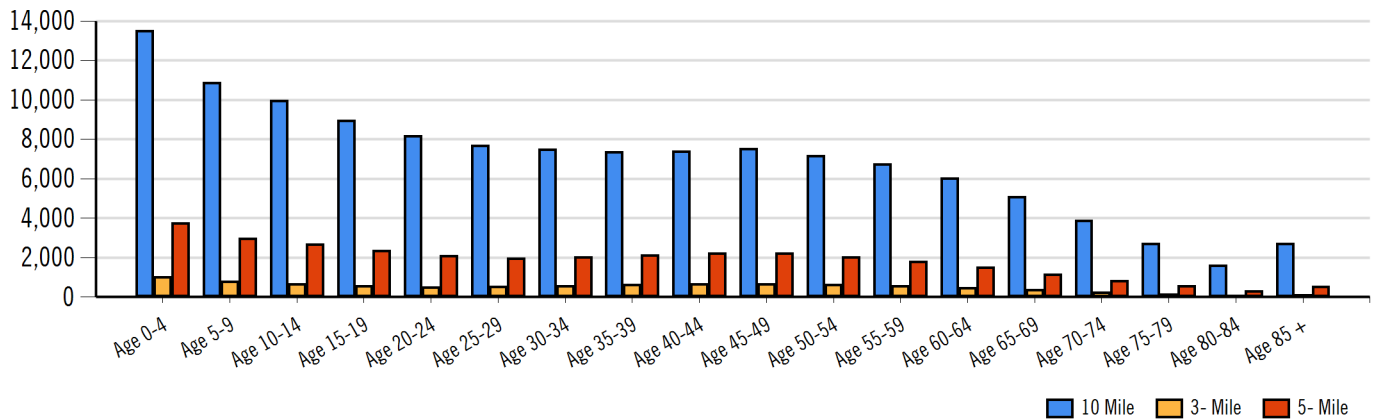
Population

Distance	Male	Female	Total
3- Minute	4,842	4,961	9,803
5- Minute	16,558	17,185	33,743
10 Minute	61,792	63,671	125,463

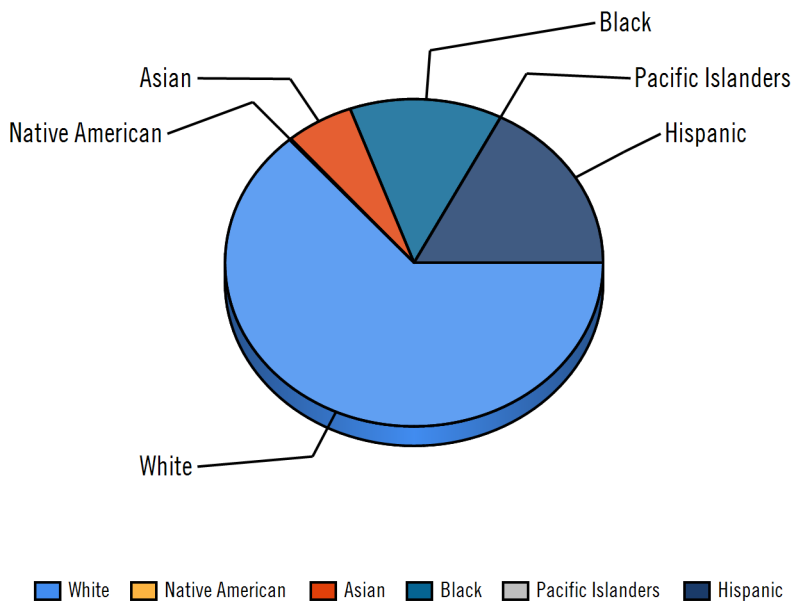


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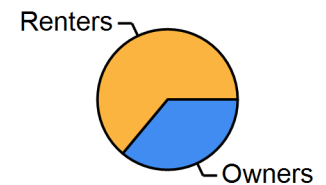
Population by Distance and Age (2020)



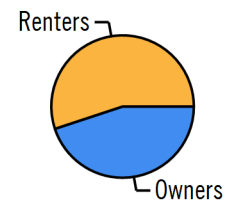
Ethnicity within 5 Minute



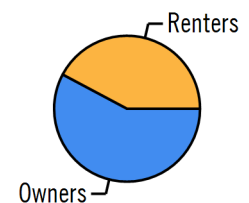
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	4,878	196	1.75 %
5-Minute	15,911	739	3.26 %
10-Minute	56,228	2,279	3.24 %

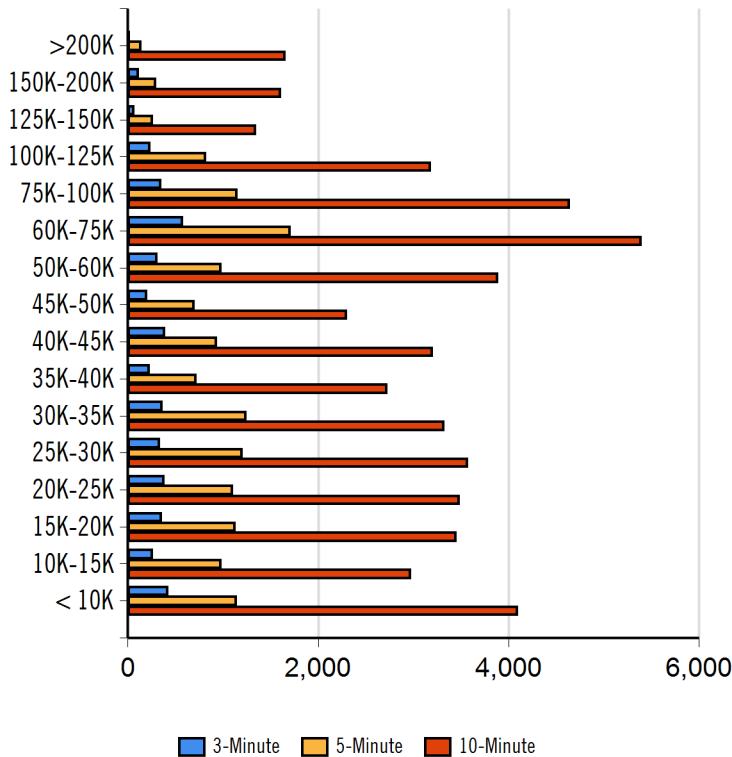


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	14	13	275	981	141	568	104	80	576	819	646	284	233
5-Minute	46	36	962	3,199	306	2,134	459	252	1,374	3,054	1,937	880	842
10-Minute	230	215	3,805	10,722	1,118	6,344	1,932	1,034	5,256	11,773	5,993	2,374	3,627

Household Income



Radius	Median Household Income
5-Minute	\$44,207.94
3-Minute	\$44,378.57
10-Minute	\$45,977.70

Radius	Average Household Income
5-Minute	\$52,287.03
3-Minute	\$52,535.14
10-Minute	\$55,735.24

Radius	Aggregate Household Income
3-Minute	\$218,759,574.65
5-Minute	\$718,252,699.08
10-Minute	\$2,974,660,192.32

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	6,111	19,757	73,844
High School Grad	1,404	4,785	18,146
Some College	1,794	5,764	18,767
Associates	468	1,283	3,841
Bachelors	1,199	3,799	14,459
Masters	405	1,182	4,957
Prof. Degree	89	274	2,075
Doctorate	36	99	589

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	48 %	85 %	104 %
Teen's	42 %	78 %	90 %
Expensive Homes	10 %	13 %	9 %
Mobile Homes	1 %	3 %	30 %
New Homes	24 %	28 %	42 %
New Households	79 %	112 %	108 %
Military Households	272 %	265 %	133 %
Households with 4+ Cars	39 %	40 %	59 %
Public Transportation Users	4 %	19 %	23 %
Young Wealthy Households	13 %	29 %	38 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	186,766,637		597,376,294		2,243,844,461	
Average annual household	42,278		42,154		43,352	
Food	5,626	13.31 %	5,619	13.33 %	5,754	13.27 %
Food at home	3,782		3,774		3,841	
Cereals and bakery products	537		535		545	
Cereals and cereal products	193		192		195	
Bakery products	343		343		349	
Meats poultry fish and eggs	771		772		782	
Beef	177		178		181	
Pork	142		141		141	
Poultry	147		147		149	
Fish and seafood	121		123		125	
Eggs	63		63		63	
Dairy products	371		371		381	
Fruits and vegetables	762		757		771	
Fresh fruits	111		110		112	
Processed vegetables	150		149		151	
Sugar and other sweets	139		138		141	
Fats and oils	121		120		122	
Miscellaneous foods	709		709		721	
Nonalcoholic beverages	330		329		333	
Food away from home	1,843		1,845		1,912	
Alcoholic beverages	281		281		294	
Housing	15,778	37.32 %	15,721	37.29 %	16,041	37.00 %
Shelter	9,507		9,470		9,672	
Owned dwellings	5,311		5,262		5,451	
Mortgage interest and charges	2,598		2,567		2,679	
Property taxes	1,770		1,761		1,828	
Maintenance repairs	943		932		942	
Rented dwellings	3,555		3,546		3,509	
Other lodging	640		661		712	
Utilities fuels	3,865		3,826		3,864	
Natural gas	353		348		354	
Electricity	1,576		1,566		1,576	
Fuel oil	140		140		143	
Telephone services	1,200		1,182		1,192	
Water and other public services	594		588		597	
Household operations	1,011	2.39 %	1,016	2.41 %	1,047	2.42 %
Personal services	272		276		287	
Other household expenses	739		740		760	
Housekeeping supplies	522		531		545	
Laundry and cleaning supplies	145		147		150	
Other household products	300		304		312	
Postage and stationery	76		79		82	
Household furnishings	870		877		910	
Household textiles	63		65		69	
Furniture	174		180		193	
Floor coverings	21		21		22	
Major appliances	137		129		127	
Small appliances	79		80		82	
Miscellaneous	394		399		415	
Apparel and services	1,120	2.65 %	1,143	2.71 %	1,180	2.72 %
Men and boys	195		204		216	
Men 16 and over	160		167		176	
Boys 2 to 15	35		37		39	
Women and girls	420		424		436	



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Women 16 and over	348	352	365
Girls 2 to 15	72	71	71
Children under 2	88	88	88

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	186,766,637		597,376,294		2,243,844,461	
Average annual household	42,278		42,154		43,352	
Transportation	5,869	13.88 %	5,803	13.77 %	5,929	13.68 %
Vehicle purchases	1,281		1,262		1,312	
Cars and trucks new	654		637		662	
Cars and trucks used	594		595		618	
Gasoline and motor oil	1,964		1,926		1,947	
Other vehicle expenses	2,249		2,229		2,264	
Vehicle finance charges	149		144		148	
Maintenance and repairs	774		769		787	
Vehicle insurance	1,062		1,052		1,056	
Vehicle rental leases	262		262		272	
Public transportation	373		384		404	
Health care	3,385	8.01 %	3,328	7.89 %	3,386	7.81 %
Health insurance	2,262		2,226		2,258	
Medical services	671		656		676	
Drugs	344		337		342	
Medical supplies	106		107		109	
Entertainment	2,482	5.87 %	2,461	5.84 %	2,530	5.84 %
Fees and admissions	414		418		446	
Television radios	956		942		951	
Pets toys	903		899		926	
Personal care products	535		535		554	
Reading	47		48		49	
Education	951		1,013		1,097	
Tobacco products	403		400		400	
Miscellaneous	690	1.63 %	681	1.62 %	702	1.62 %
Cash contributions	1,169		1,138		1,162	
Personal insurance	3,938		3,977		4,268	
Life and other personal insurance	137		135		141	
Pensions and Social Security	3,800		3,841		4,127	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	5,400	4,278	166.19 %	2,234	2,723	2,021	3,379	335
5-Minute	2020	17,121	13,637	629.90 %	6,323	9,540	7,753	9,369	1,557
10-Minute	2020	59,698	49,259	2,232.56 %	19,434	36,275	34,011	25,687	6,956
3-Minute	2023	4,697	4,278	61.08 %	1,944	2,369	1,694	3,003	1,273
5-Minute	2023	15,001	13,637	258.53 %	5,542	8,356	6,745	8,255	4,512
10-Minute	2023	52,063	49,259	657.95 %	16,941	31,641	30,113	21,950	17,541



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7803 E Osie St, Wichita, KS 67207

CITY, STATE

Wichita, KS

POPULATION

125,463

AVG. HHSIZE

2.47

MEDIAN HH INCOME

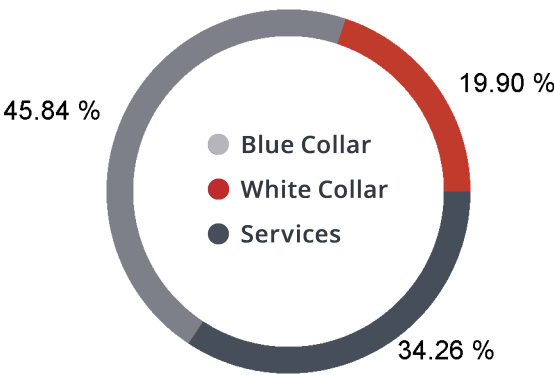
\$45,978

HOME OWNERSHIP

Renters: 21,455

Owners: 29,361

EMPLOYMENT



44.82 %

Employed

1.82 %

Unemployed

EDUCATION

High School Grad: 24.57 %

Some College: 25.41 %

Associates: 5.20 %

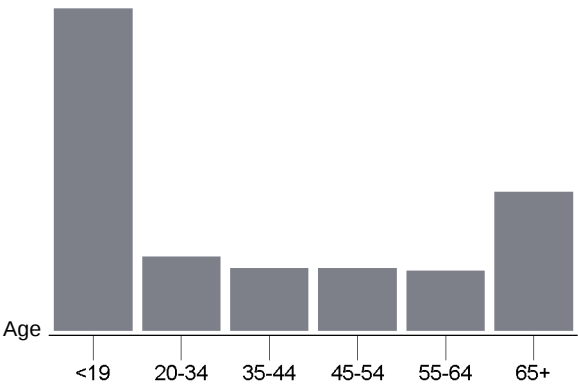
Bachelors: 33.80 %

GENDER & AGE

49.25 %



50.75 %



RACE & ETHNICITY

White: 51.40 %

Asian: 6.57 %

Native American: 0.14 %

Pacific Islanders: 0.01 %

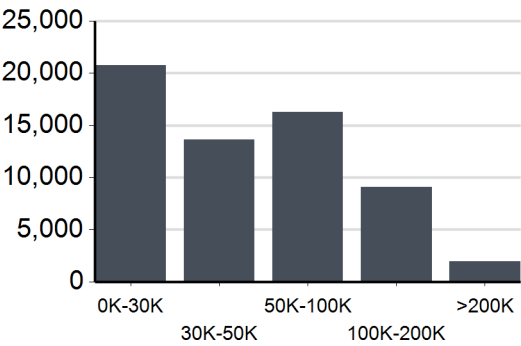
African-American: 15.76 %

Hispanic: 15.36 %

Two or More Races: 10.76 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,041



Grocery

\$5,754



Travel

\$5,929



Entertainment

\$2,530



Electricity

\$1,576



Apparel

\$1,180



Furniture

\$193



Gas

\$354

7803 E Osie St

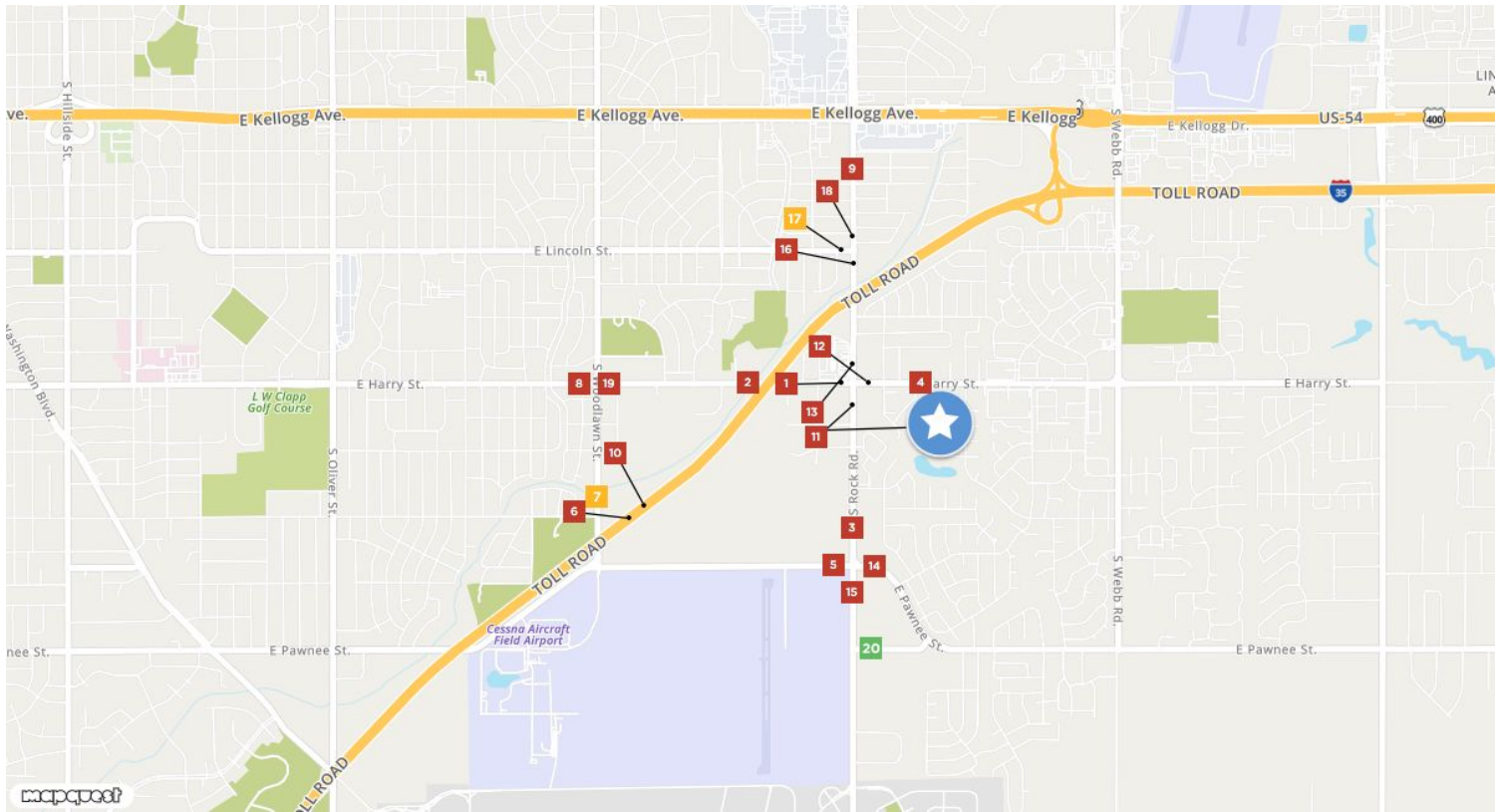
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10300 West Central Avenue Wichita, KS 67212 | 316-686-4111



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Traffic Counts



East Harry Street 1 N 2nd Ave Year: 2021 15,895 est Year: 2018 16,440 Year: 2000 26,735	East Harry Street 2 E Harry Ct Year: 2021 20,294 est Year: 2018 21,230	South Rock Road 3 E Pawnee St Year: 2021 23,191 est Year: 2018 23,860 Year: 2000 23,172	East Harry Street 4 Eastmoor St Year: 2021 16,958 est Year: 2018 17,740	East Pawnee Street 5 S Rock Rd Year: 2021 12,325 est Year: 2018 12,830 Year: 2000 15,345
Kansas Turnpike 6 E Mount Vernon St Year: 2021 16,141 est Year: 2018 16,200	Woodlawn Street 7 E Mount Vernon St Year: 2021 8,373 est Year: 2018 8,660 Year: 2000 9,568	East Harry Street 8 S Woodlawn St Year: 2021 14,396 est Year: 2018 15,060 Year: 2000 23,454	South Rock Road 9 E Indianapolis St Year: 2021 21,772 est Year: 2018 22,400	I- 35 10 Year: 2021 14,744 est Year: 2008 15,200 Year: 2003 14,765
N 2nd Ave 11 Year: 0 est Year: 2000 23,441 Year: 1995 24,231	15th St 12 Year: 0 est Year: 2000 21,246 Year: 1995 20,989	N 2nd Ave 13 Year: 0 est Year: 2000 30,975 Year: 2000 26,361	E Pawnee St 14 S Rock Rd Year: 0 est Year: 2000 12,243 Year: 1995 11,184	N 2nd Ave 15 Year: 0 est Year: 2000 19,898 Year: 1995 19,016
N 2nd Ave 16 Year: 0 est Year: 2000 26,524	E Lincoln St 17 Enoch St Year: 0 est Year: 2000 8,766 Year: 1995 8,721	N 2nd Ave 18 Year: 0 est Year: 2000 30,025	15th St 19 Year: 0 est Year: 2000 23,276 Year: 1995 24,255	E Oak Knoll St 20 S Rock Rd Year: 0 est Year: 2000 2,671 Year: 2000 2,375



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Tenant Directory

7803 E Osie St



7803 E Osie St		Property Type	Office
Wichita, KS 67207		Class	C
County	Sedgwick	Building SF	19,225 SF
Market Area		Office SF	
Tax ID/APN	087119310110400200B,087119310110400200A	Retail SF	
Zoning	LI	Industrial SF	
Building Status	EXISTING	Elevators	
Land Size	1.27 Acres	Floors	1
Number of Buildings	1	Year Built	1982
Construction	Framed	Remodeled	

#	Tenant Name	Business Category	Suite	Phone	Email	Rating
1	Apria Healthcare	Health and Medicine,Home Health Care Service	Ste 101	(316) 689-4500	investor_relations@apria.com	★★★★★

*The star rating indicates how recent the tenant has been verified at the current location. The higher the rating the more recent the verification.



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Cherry Creek Businesss Park

7803 E Osie St
Wichita, KS 67207

1

PROPERTY DATA - Office

Building Size	19,225 SF	# Floors	1	Construction Type	Framed
Specific Use	General	Elevators		Typical Floor Size	
Building Class	C	Condo	No	Parking	/
Building Status	Existing	Lot Size	1.27 Ac / 55,335 SF	Owner	
Occupancy Type	Multi-Tenant	Zoning	LI	Market Area	
Year Built / Renovated	1982 /	APN	087119310110400200B,0	Load Factor	