



7131

7131 S BROADWAY AVE
HAYSVILLE, KS 67060

FLEX - RETAIL -
OFFICE -
WAREHOUSE

Brochure



Will Harmon, CCIM
BROKER/OWNER
316.207.1362
will.harmon@sperrycga.com
KS #sp00236251



Property Details



Sale Price

\$325,000

LOCATION INFORMATION

Building Name

FLEX - RETAIL - OFFICE -
WAREHOUSE

Street Address

7131 S Broadway Ave

City, State, Zip

Haysville, KS 67060

County

Sedgwick

Market

Haysville

Sub-market

Wichita

Cross-Streets

Broadway & Grand

Side of the Street

West

Signal Intersection

Yes

Road Type

Paved

Nearest Highway

Hwy 81 & I-31

Nearest Airport

ICT- Wichita

BUILDING INFORMATION

Building Size

5,149 SF

Number of Grade Level Doors

1

Number of Floors

1

Year Last Renovated

2012

Number of Buildings

1

PROPERTY INFORMATION

Property Type

Industrial

Property Subtype

Flex Space

Zoning

Commercial

Lot Size

9,845 SF

APN #

00297421

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms

4.0

Property Summary



PROPERTY DESCRIPTION

All offers will be considered.

PROPERTY HIGHLIGHTS

- -Prime frontage along S. Broadway Ave
- -Minutes to I-35 and major regional highways
- -Strong workforce and industrial user base
- -Lower costs with Wichita-level accessibility
- -Near McConnell AFB, Derby, and South Wichita

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,812	27,216	95,207
Total Population	4,897	70,647	235,809
Average HH Income	\$79,269	\$78,936	\$72,355

Property Description



PROPERTY DESCRIPTION

All offers will be considered.

LOCATION DESCRIPTION

Strategic South Wichita Location | Haysville, Kansas

7131 S. Broadway Ave sits in the heart of Haysville's primary commercial corridor, offering immediate access to South Wichita and the greater metro. This location benefits from strong daily traffic, established surrounding businesses, and excellent regional connectivity, making it ideal for flex industrial, service, distribution, or contractor-oriented users.

Positioned just minutes from I-35, the property provides fast north-south travel throughout Wichita and direct routes to I-135, US-54, and US-400, allowing efficient movement of goods, employees, and customers across Sedgwick County and beyond.

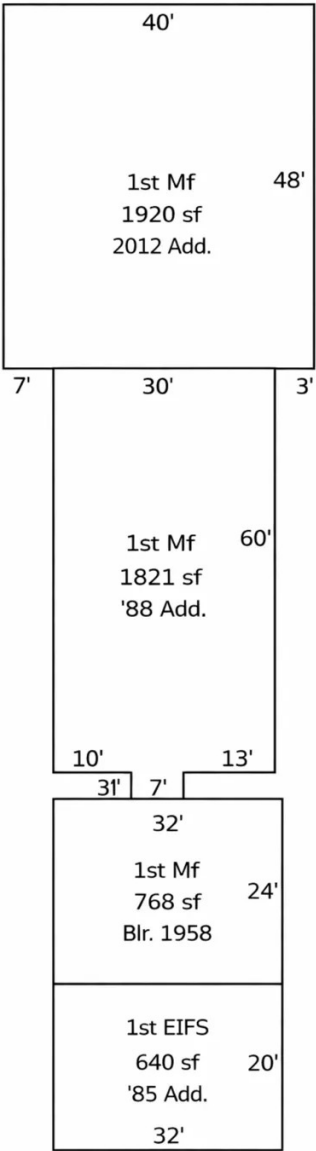
Haysville is a business-friendly, blue-collar community with a growing residential base, steady workforce, and lower operating costs compared to core Wichita locations. The area supports a mix of industrial, retail, and service users while maintaining close proximity to McConnell Air Force Base, South Wichita manufacturers, and major distribution hubs.

Surrounding amenities include restaurants, retail, banks, and service providers along Broadway, with quick access to Derby, South Wichita, and the Wichita Airport. This corridor continues to see reinvestment and demand driven by population growth to the south and expanding logistics and industrial activity.



FOR SALE |

Floor Plans



Retailer Map



FOR SALE |

Additional Photos

FOR SALE |

