

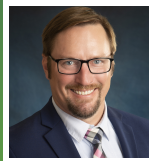


8004

8004 S BROADWAY AVE
HAYSVILLE, KS 67060

HARD CORNER ON
BROADWAY

Brochure



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

Property Summary



PROPERTY DESCRIPTION

Seller will look at all offers.

PROPERTY HIGHLIGHTS

- -Prime frontage along Broadway Avenue (US-81), Haysville's main north-south commercial corridor
- -High visibility & strong daily traffic counts in the heart of the community
- -Located in central Haysville, surrounded by established neighborhoods and local businesses
- -Just ~1 mile to the I-35 / Kansas Turnpike interchange, offering quick regional access
- -Minutes south of Wichita, providing access to a larger metro workforce and customer base
- -Close proximity to Haysville schools, City Hall, parks, and community amenities

OFFERING SUMMARY

Sale Price:	\$199,500
Number of Units:	1
Lot Size:	65,620 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,163	24,237	96,404
Total Population	3,094	62,680	239,186
Average HH Income	\$89,308	\$83,640	\$72,622

Location Map



Additional Photos



SPERRY - AD ASTRA COMMERCIAL | 659 N. MARKET STREET | WICHITA, KS 67214

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.

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,094	62,680	239,186
Average Age	40	39	38
Average Age (Male)	40	38	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,163	24,237	96,404
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$89,308	\$83,640	\$72,622
Average House Value	\$222,650	\$232,611	\$184,890

Demographics data derived from AlphaMap

