



7803

7803 E OSIE ST
WICHITA, KS 67207

CHERRY CREEK
BUSINESS PARK

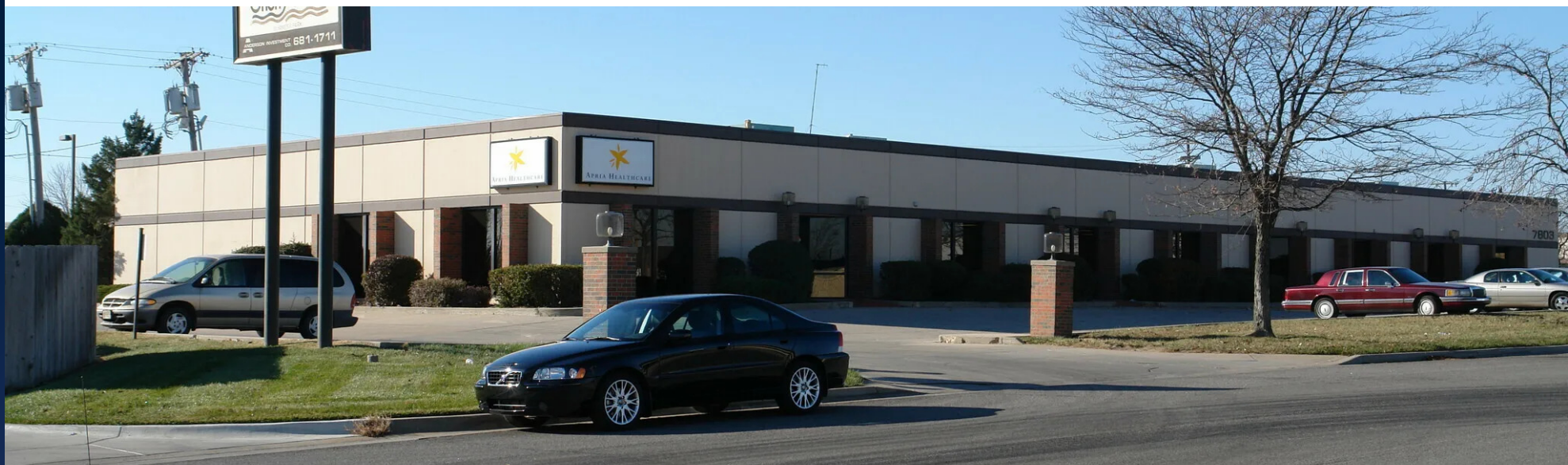
Brochure



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KS #sp00236251



Property Summary



PROPERTY DESCRIPTION

Prime Business Office Park For Sale with almost full Occupancy!

Discover the unparalleled opportunity to own a thriving business office park strategically positioned just one block off Rock Road. With an impressive 80% occupancy rate, this property stands as a testament to its desirability among businesses seeking a prestigious location.

Strategic Location: Located just a mile away from Highway 54 (Kellogg) and in close proximity to the I-35 Turnpike, accessibility and connectivity are unparalleled. This strategic positioning ensures seamless travel and easy access for employees and clients alike, enhancing the park's appeal as a premier business hub.

Convenience at Your Fingertips: Indulge in a plethora of dining options within a mere half-mile radius, providing convenience for your workforce and clients. From quick bites to gourmet dining experiences, the diverse array of food choices caters to every taste and preference.

OFFERING SUMMARY

Sale Price:	\$1,932,054
Lease Rate:	\$15 SF/yr (MG)
Number of Units:	6
Available SF:	3,327 SF
Lot Size:	38,094 SF
Building Size:	19,204 SF
NOI:	\$109,914.40
Cap Rate:	5.69%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,304	5,673
Total Population	774	2,665	12,487

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.

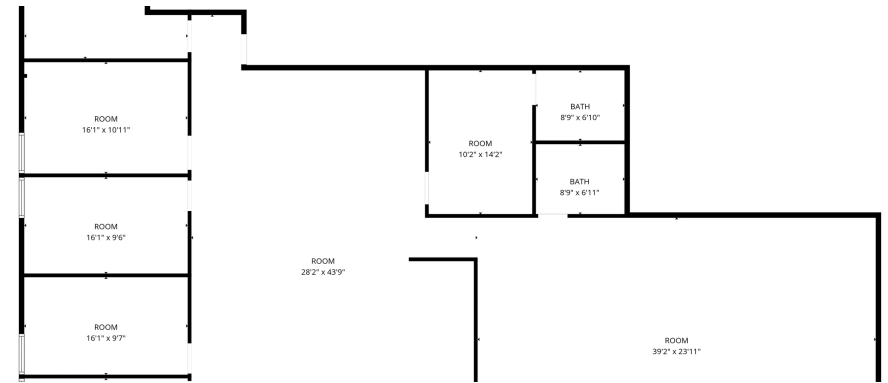
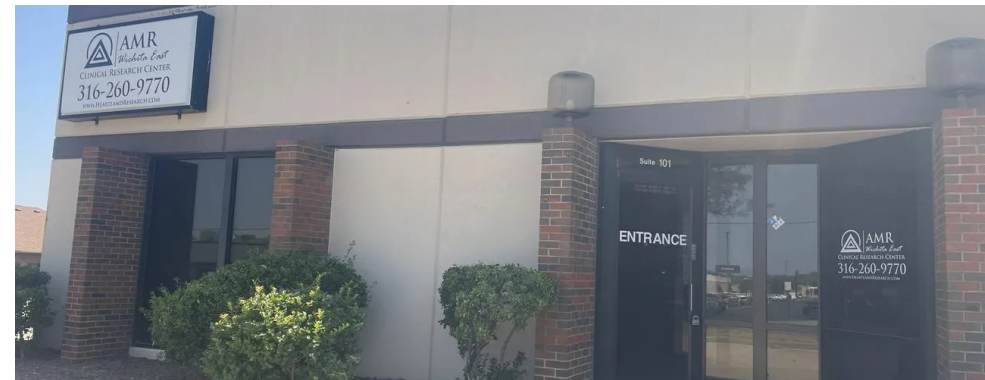
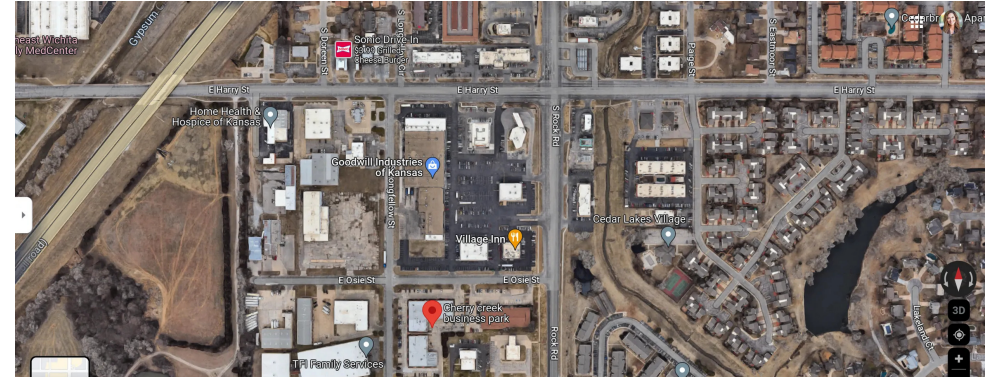
Location Map



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Additional Photos



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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	774	2,665	12,487
Average Age	38	37	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	1,304	5,673
# of Persons per HH	2	2	2.2
Average HH Income	\$66,823	\$66,190	\$68,216
Average House Value	\$170,612	\$180,797	\$181,715

2020 American Community Survey (ACS)

