

For Sale: \$1,750,000

Retail Investment



Mulligans Center

8343 E. 32nd Street
Wichita, Kansas 67226,

Property Highlights

- Sale Price: \$1,750,000
- 18,740 SF Center
- High traffic area surrounded by retail
- Financials available upon request: Contact broker
- Traffic Count: 68,345 VPD at 32nd & Rock Rd.
- Close proximity to Highway 96 access
- Area users include: Petco, Walmart, Buffalo Wild Wings, Smoothie King, Starbucks and many more.



For more information

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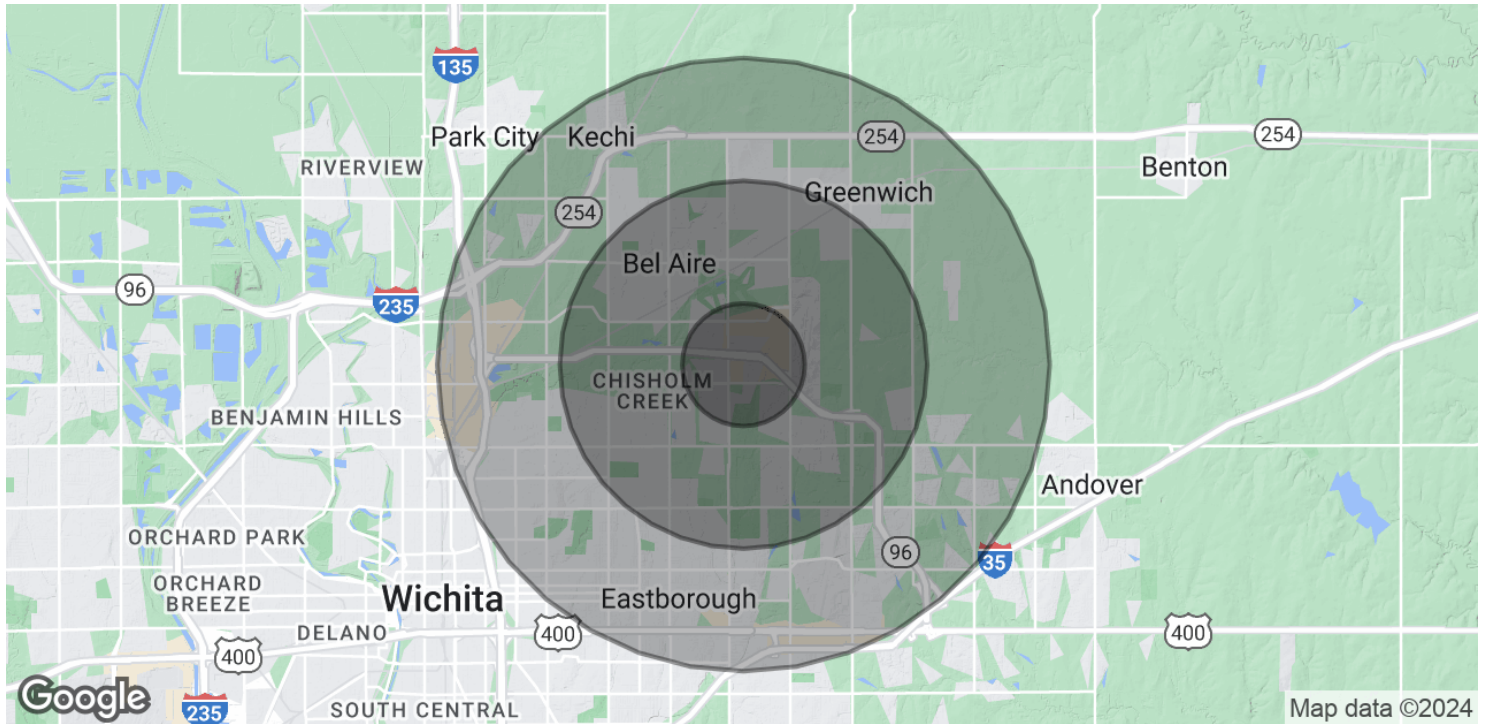


Retailer Map



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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,820	41,603	103,841
Average Age	38.7	39.6	35.9
Average Age (Male)	37.6	39.1	34.8
Average Age (Female)	39.7	40.3	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,530	17,140	41,772
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$99,048	\$90,910	\$77,240
Average House Value	\$220,682	\$270,738	\$187,107

* Demographic data derived from 2020 ACS - US Census