

NEW DEVELOPMENT NEAR HISTORIC COLLEGE HILL NEIGHBORHOOD AT CENTRAL + OLIVER

WICHITA, KS

13,100 (2023)

QuikTrip

CVS
pharmacy

E. Elm St

18,900 (2023)

Central Ave

Oliver St

CENTRAL
MARKET
WINE & SPIRITS



E. 3rd St N

COLLEGE HILL
HISTORIC NEIGHBORHOOD

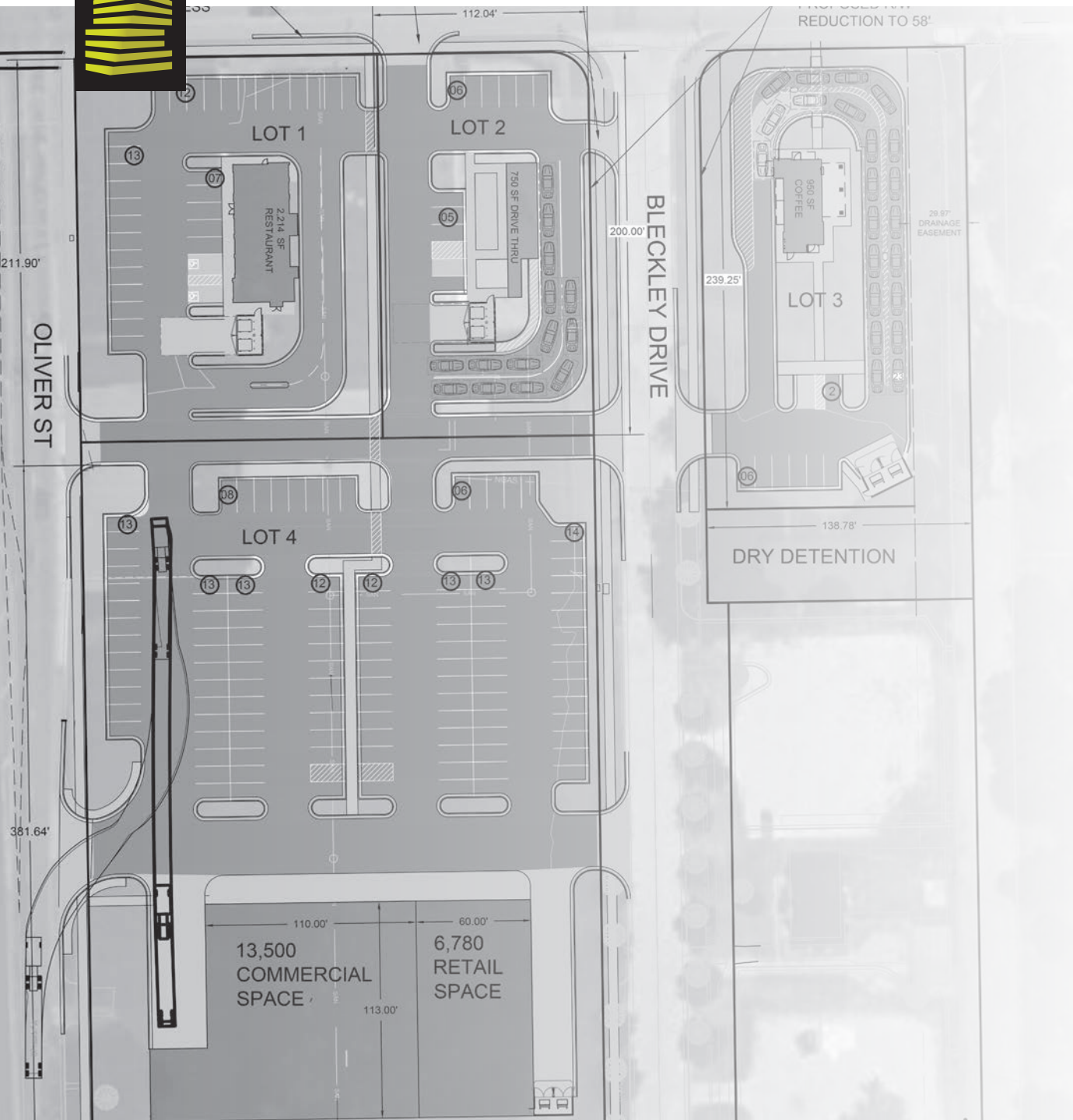
Robinson
Middle School
780 Students

Classic
real estate inc.

LOCATION.
commercial real estate

CENTRAL + OLIVER

ABOUT THE OPPORTUNITY



PRIME DEVELOPMENT OPPORTUNITY AT CENTRAL + N. OLIVER IN WICHITA, KS

PERFECTLY POSITIONED AT THE INTERSECTION OF CENTRAL AVENUE AND N. OLIVER STREET, THIS NEW DEVELOPMENT BENEFITS FROM 30,000+ VEHICLES PER DAY AND PROXIMITY TO KEY ECONOMIC DRIVERS. LOCATED NEAR THE HISTORIC COLLEGE HILL NEIGHBORHOOD, THE SITE IS JUST ONE MILE FROM HCA WESLEY MEDICAL CENTER, THE LARGEST HOSPITAL IN WICHITA AND A SIGNIFICANT TRAFFIC GENERATOR.

IT'S ALSO A SHORT DISTANCE FROM WICHITA STATE UNIVERSITY'S INNOVATION CAMPUS, A HUB FOR CUTTING-EDGE TECHNOLOGY AND HOME TO THE #1 AVIATION RESEARCH PROGRAM IN THE COUNTRY, WITH MORE THAN 15,000 STUDENTS FUELING THE AREA'S DYNAMIC ENERGY.

OFFERING PADS FOR GROUND LEASE, BUILD-TO-SUIT OPTIONS, AND POTENTIAL FOR JUNIOR BOX OR STRIP CENTER OPPORTUNITIES, THIS LOCATION IS PRIMED TO MEET THE EVOLVING NEEDS OF RETAIL AND DINING CONCEPTS.

BRING YOUR VISION TO LIFE IN ONE OF WICHITA'S MOST EXCITING AND FAST-GROWING AREAS. CONTACT OUR LEASING TEAM TODAY FOR ADDITIONAL DETAILS AND PRICING.



CENTRAL + OLIVER NEIGHBORHOOD VIBE



1 mile 3 mile 5 mile

POPULATION	13,001	101,633	219,359
HOUSEHOLDS	5,601	43,006	91,611
EMPLOYEES	5,525	45,871	104,148
MED HH INCOME	\$85,149	\$58,223	\$60,582

Wichita is the largest city in Kansas and county seat of Sedgewick County. Major highways, including the Kansas Turnpike, US 400 and Interstate I-135, link the city with a large trade area that encompasses a population of more than one million people within a 100-mile radius. The nearest large cities are Denver to the west, Kansas City to the northeast, Oklahoma City to the south, and Tulsa to the southeast.

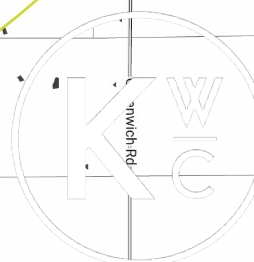
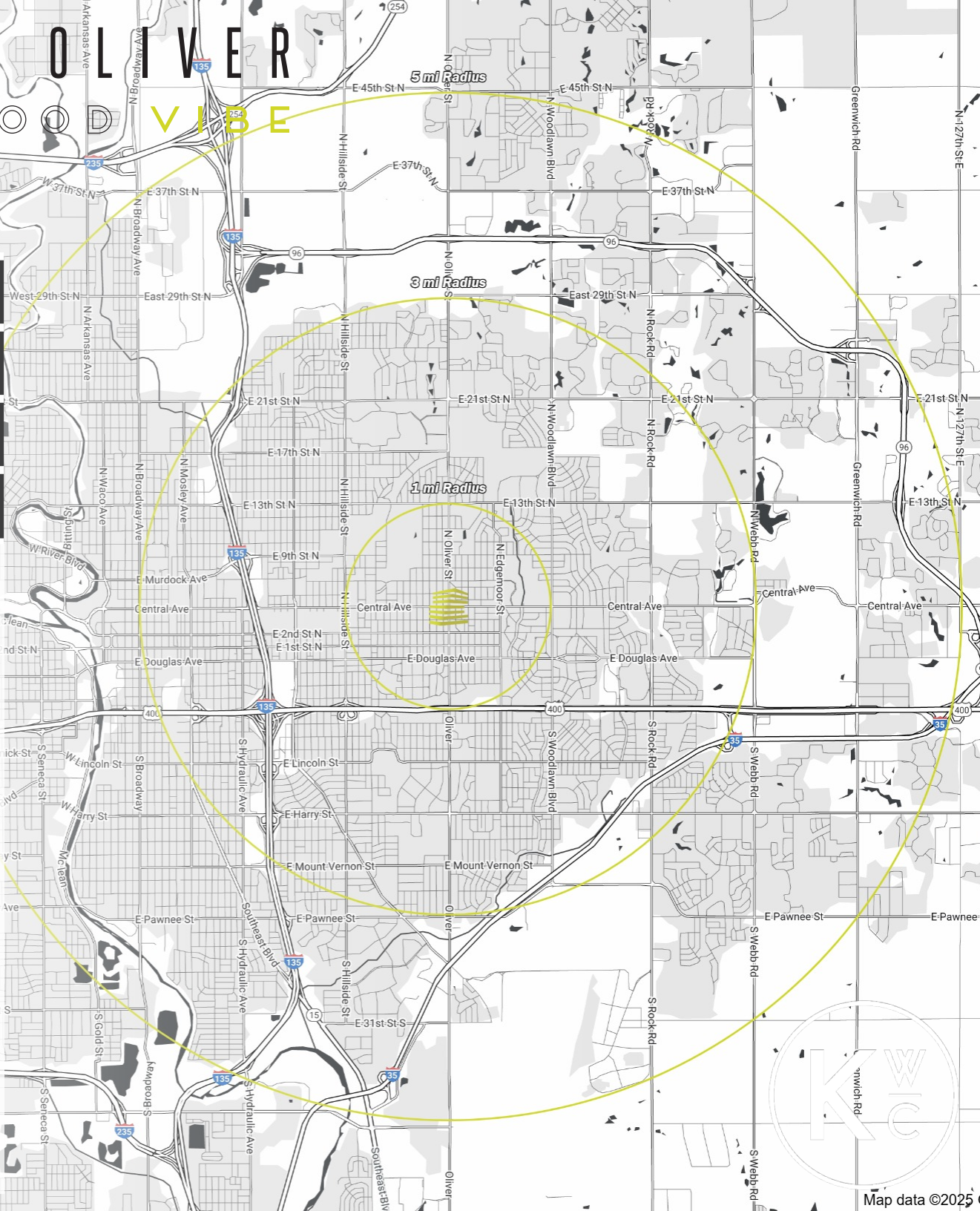
In the 20th century, aircraft pioneers such as Clyde Cessna, Walter Beech and Bill Lear began projects that would lead to Wichita's establishment as the "Air Capital of the World." In 1917, the Cessna Comet was the first airplane that was manufactured in Wichita. Cessna and Beechcraft remain based in Wichita today, along with Learjet and Spirit Aerosystems. Airbus maintains a workforce in Wichita. Since the growth of the aircraft industry began during the inter-war years, Wichita has been a leading producer of general aviation and commercial aircraft. McConnell Air Force Base was activated in 1951 and has remained an important factor in the community.

Wichita has long been known as a center of entrepreneurship. In addition to aircraft pioneers, Fred Koch founded Koch Industries in Wichita, and Dan and Frank Carney founded Pizza Hut. Coleman, Freddy's Frozen Custard, and many other successful companies also began in Wichita.

Wichita has evolved into a cultural and entertainment center. The downtown district offers restaurants, retail shops, museums and parks. INTRUST Bank Arena, located in downtown Wichita, features a total potential capacity of over 15,000.

Several universities are located in Wichita, the largest being Wichita State University. Wichita State University was founded as Fairmount College in 1895 as a municipal university, and joined the State Board of Regents system in 1964. Friends University and Newman University are also located in Wichita.

In July 2011, Wichita, Kansas ranked 8th on the list of the 10 best value cities. In February 2013, Wichita was ranked 23 of 102 major markets for small-business vitality. Commute times are the lowest among the 100 major metropolitan markets. Wichita has also been named the most "Uniquely American" city by Newsmax Magazine, in addition to being designated an "All-American City" four times.



CENTRAL + OLIVER

AREA EATS + HOT SPOTS



**CENTRAL
MARKET**
WINE & SPIRITS

Dillons
FOOD STORES®


VORA
RESTAURANT EUROPEAN

Walgreens

CVS
pharmacy

QT QuikTrip.

GEORGES
FRENCH+BISTRO



SONIC



COFFEE DAZE



ACE
The helpful place.

ZIGGY'S
PIZZA




**GREENACRES
MARKET**
Your healthy food experts

Panera
BREAD®

SEVEN 73 BREW
DRIVE THRU COFFEE >>>

d
dempsey s burger pub

The Belmont




 **PROST**

CENTRAL + OLIVER

S I T E P L A N



OVERALL SITE PLAN



SITE DATA

ZONING- CUP/LI	
AREA	
LOT 1	32,918 SF / 0.76 AC
LOT 2	22,375 SF / 0.51 AC
LOT 3	31,514 SF / 0.72 AC
LOT 4	103,237 SF / 2.37 AC

BUILDING DATA

BUILDING GROSS SF	
LOT 1	2,214 SF RESTAURANT WITH DRIVE-THRU
LOT 2	750 SF RESTAURANT WITH DRIVE-THRU
LOT 3	950 SF DRIVE-THRU ONLY RESTAURANT
LOT 4	20,280 SF COMMERCIAL

PARKING DATA

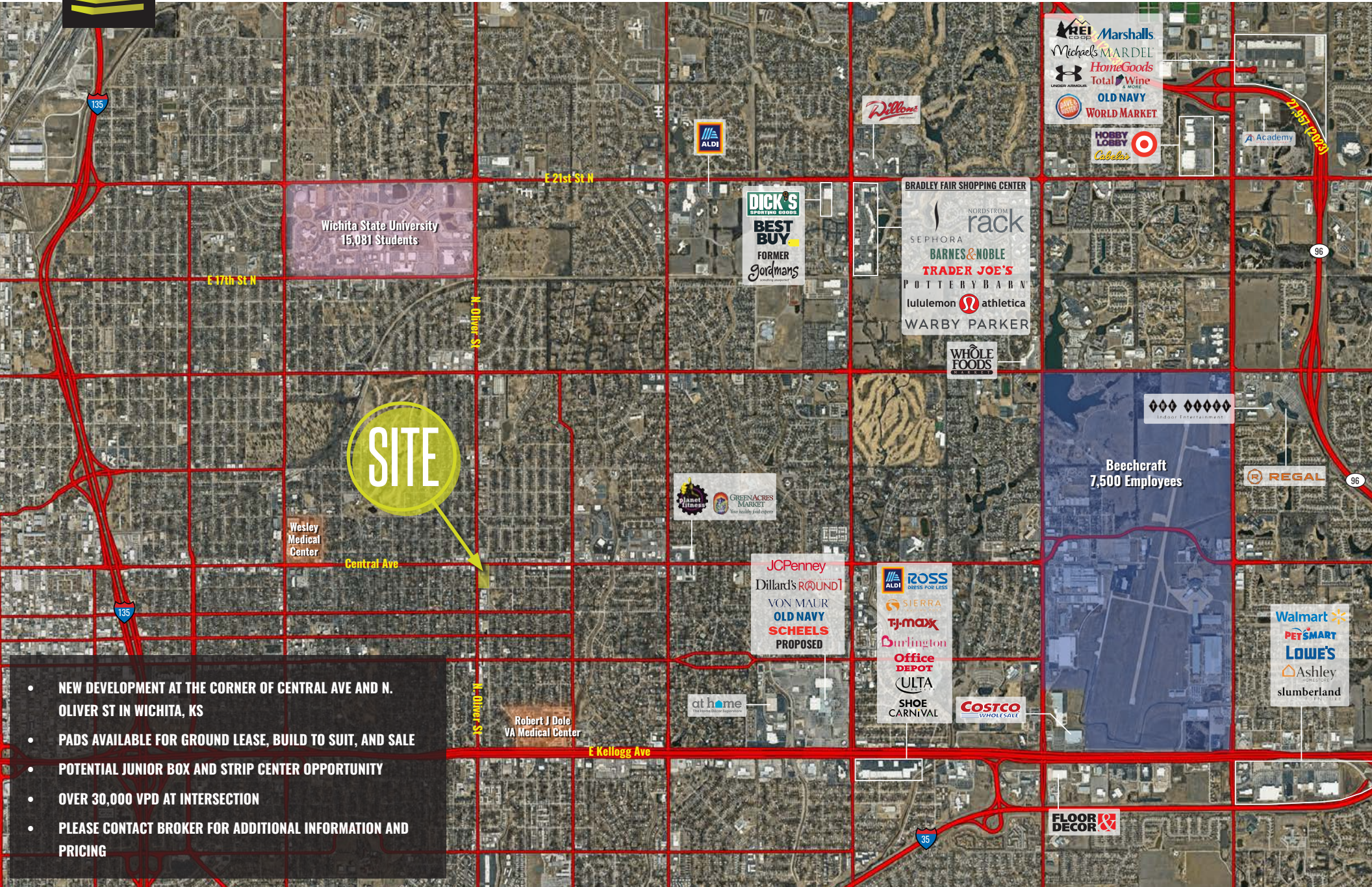
LOT 1	35 PARKING SPACES
LOT 2	11 PARKING SPACES - 14 STACKING SPACES
LOT 3	8 PARKING SPACES - 23 STACKING SPACES
LOT 4	117 SPACES (11 IN PHASE 1)

LOT 4 PARKING RATIO- 5.77 SPACES/1000 SF



CENTRAL + OLIVER

MARKET AERIAL



Wichita State University
15,081 Students

SITE

Wesley Medical Center

Central Ave

N. Oliver St

Robert J Dale VA Medical Center

E Kellogg Ave

- NEW DEVELOPMENT AT THE CORNER OF CENTRAL AVE AND N. OLIVER ST IN WICHITA, KS
- PADS AVAILABLE FOR GROUND LEASE, BUILD TO SUIT, AND SALE
- POTENTIAL JUNIOR BOX AND STRIP CENTER OPPORTUNITY
- OVER 30,000 VPD AT INTERSECTION
- PLEASE CONTACT BROKER FOR ADDITIONAL INFORMATION AND PRICING

ALDI

DICK'S SPORTING GOODS
BEST BUY
FORMER Gordmans

Dillard's

BRADLEY FAIR SHOPPING CENTER
NORDSTROM
SEPHORA
BARNES & NOBLE
TRADER JOE'S
POTTERY BARN
lululemon athletica
WARBY PARKER

WHOLE FOODS

REI COOP
Marshall's
Michael's MARDEL
HomeGoods
Total Wine
OLD NAVY
WORLD MARKET
HOBBY LOBBY
Cabela's

Academy

Planet Fitness
GREEN ACRES MARKET

Beechcraft
7,500 Employees

REGAL

JCPenney
Dillard's ROUND
VON MAUR
OLD NAVY
SHEELS
PROPOSED

ALDI ROSS
DRESS FOR LESS

SIERRA

tj-maxx

Durham

Office DEPOT

ULTA

SHOE CARNIVAL

COSTCO WHOLESALE

Walmart
PETSMART
LOWE'S
Ashley
slumberland

at home

FLOOR DECOR



LOCATION.

commercial real estate

ALEX APTER 314.488.5900 (mobile) Alex@LocationCRE.com

IAN SILBERMAN 314.409.9904 (mobile) ian@LocationCRE.com

    www.LocationCRE.com