

# NEW DEVELOPMENT NEAR HISTORIC COLLEGE HILL NEIGHBORHOOD AT CENTRAL + OLIVER

WICHITA, KS

18,900 (2023)

13,100 (2023)

Central Ave

E. Elm St

QuikTrip

CVS  
pharmacy

CENTRAL  
MARKET  
WINE & SPIRITS

Oliver St



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.



Google Maps





# CENTRAL + OLIVER

## NEIGHBORHOOD VIBE



1 mile 3 mile 5 mile

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

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.

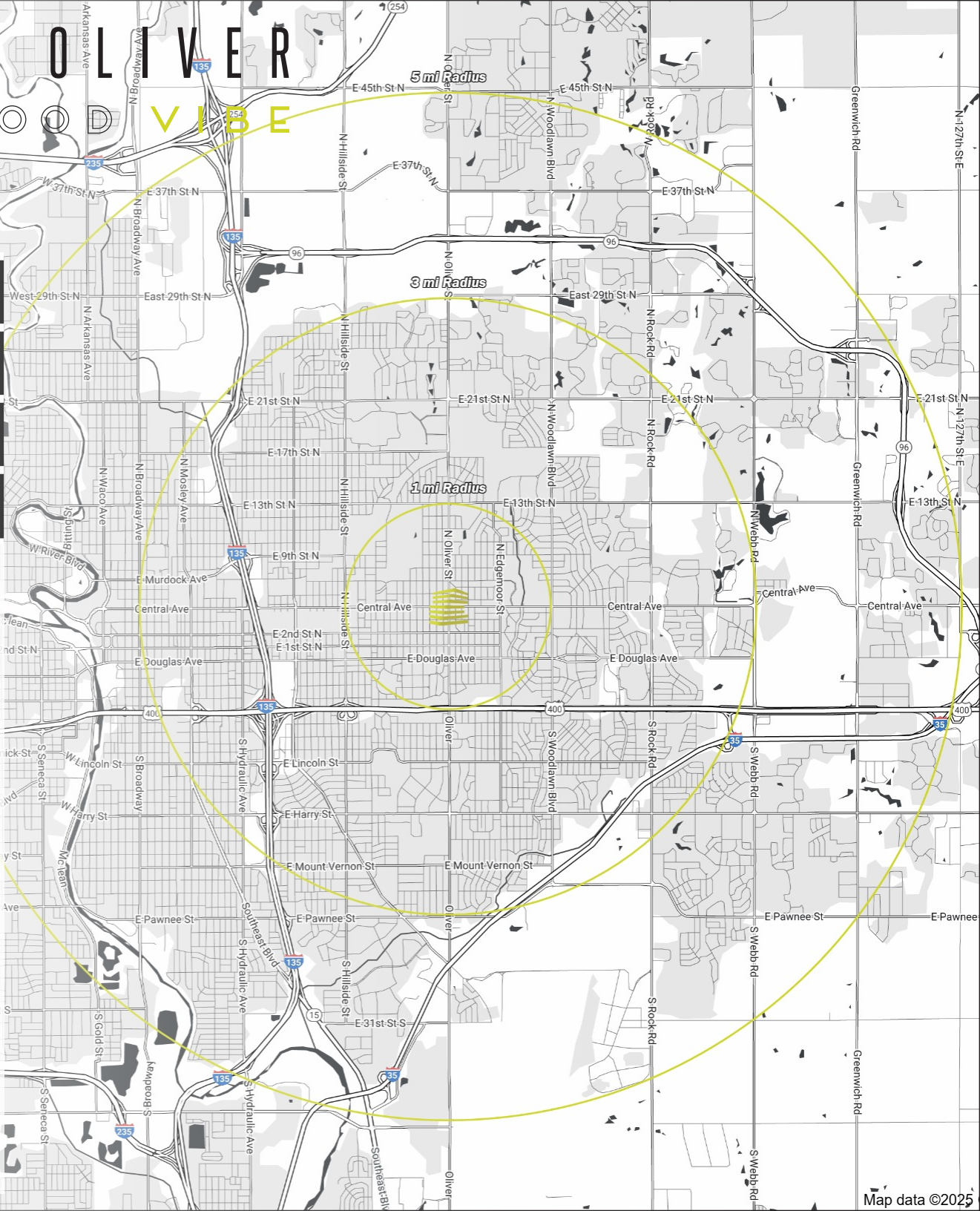
In the 20th century, aircraft pioneers such as Clyde Cessna, Walter Beech and Bill Lear began projects that would lead to Wichita's establishment as the "Air Capital of the World." In 1917, the Cessna Comet was the first airplane that was manufactured in Wichita. Cessna and Beechcraft remain based in 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

**DQ**

**SONIC**

  
**goodwill**

**COFFEE DAZE**

**WBC**

**ACE**  
The helpful place.

**ZIGGY'S**  
PIZZA

**McDonald's**

  
**planet  
fitness**

  
**GREENACRES  
MARKET**  
Your healthy food experts

**Panera**  
BREAD®

**SEVEN 73 BREW**  
DRIVE THRU COFFEE >>>

**d**  
dempsey's burger pub

*The Belmont*  


  
**THE HILL**  
BAR & GRILL

  
**PROST**



# CENTRAL + OLIVER

## S I T E P L A N





# CENTRAL + OLIVER

## MARKET AERIAL



Wichita State University  
15,081 Students

**SITE**

Wesley  
Medical  
Center

Central Ave

N. Oliver St

N. Oliver St

Robert J Dole  
VA Medical Center

E Kellogg Ave

E 21st St N

E 17th St N

- 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



DICK'S  
SPORTING GOODS  
**BEST BUY**  
FORMER  
GORDMANS



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



JCPenney  
Dillard's **ROUND**  
VON MAUR  
OLD NAVY  
**SHEELS**  
PROPOSED



Beechcraft  
7,500 Employees







# LOCATION.

commercial real estate

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