



Price:
\$2,223,250



Cap Rate:
6.50%



**NEW 15-YEAR ABSOLUTE
NNN LEASE**



**\$44M PERSONAL
GUARANTEE**



**AGGRESSIVE COMPANY
EXPANSION PLAN**



**10% RENT BUMPS EVERY
5 YEARS**



**NO LANDLORD
RESPONSIBILITIES**



**BRAND NEW
CONSTRUCTION**



**PROXIMITY TO MCCONNELL
AIR FORCE BASE**



**ADJACENT TO
STATE-OF-THE-ART HOSPITAL**



**LOCATED IN DOMINANT
RETAIL & RESIDENTIAL AREA**



**22K+ DIRECT VPD
VISIBILITY**

AFFLUENT DEMOGRAPHICS

57K

5-Mile Population

\$105K

1-Mile AH1



Strickland Brothers Oil

2937 N Rock Rd | Derby
(Wichita), KS 67037



**Click Here For
Offering Memorandum**

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