

# Oxford Square

6100-6160 E 21ST ST N, WICHITA, KS 67208



44,972± AC  
Offering GLA



4.45± AC  
Land Area



63.3%  
Occupancy



1984  
Year Built

## Overview

**SRS Investment Properties Group** has been exclusively retained to offer to qualified investors the opportunity to acquire **Oxford Square**, a **44,972 SF multi-tenant retail center** located in Northeast **Wichita, Kansas**.

## Notable Tenants



## Contact

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Marketed in Cooperation With:  
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## Investment Highlights

**RARE VALUE-ADD OPPORTUNITY** - 16,490 SF of vacant space to lease-up immediately, with mark-to-market opportunities as tenant's leases expire

**UNRIVALED LOCATION** - Located less than a block from a prominent lighted intersection and within a dominant retail destination in the Wichita market. Oxford Square is located only 2 minutes to Wichita State University, and 15 minutes to Downtown

**STRONG SURROUNDING DEMAND & EMPLOYMENT DRIVERS** - Phenomenal ancillary consumer draws such as Wesley Medical Center, Tallgrass Plaza, and Bradley Fair Shopping Center

**DESIRABLE DEMOGRAPHICS** - 164,000+ population within 3 miles with an average household income of \$72K+

**TOP GROWING ECONOMY** - Investors have been especially active in the capital markets in Northeast Wichita, making it one of the most heavily traded submarkets in the region over the past several years

**ATTRACTIVE ASSUMABLE FINANCING** - The Loan features a 25-year term and carries a adjustable rate coupon, adjusting every 3 years while amortizing on a 25-year schedule with no interest-only period

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South Facing View

