



FORMER WALGREENS

1555 S. BROADWAY | WICHITA, KS 67211

FOR SUBLEASE: \$13.00/SF, NN







WeigandCommercial.com


PROPERTY DETAILS

TOTAL BUILDING SF	14,490 SF
YEAR BUILT	2007
LAND SF	61,420 SF
# OF PARCELS	1
ZONING TYPE	LIMITED COMMERCIAL
# OF PARKING SPACES	APPROX. 60
STREET FRONTAGE	HARRY & BROADWAY
CORNER LOCATION	SIGNALIZED CORNER
SUBLEASE RATE	\$13.00/SF, NN*

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
 MEDIAN AGE	33.1	33.4	33.4	35.9
 POPULATION	12,942	102,789	224,484	474,031
 MEDIAN HH. INCOME	\$50,356	\$61,538	\$65,651	\$92,244
 TOTAL BUSINESSES	405	4,370	7,577	14,568

TRAFFIC COUNTS

 20,138 vehicles per day at Harry & Broadway.

MECHANICAL

HVAC	CENTRAL WITH RTUS
FIRE SPRINKLERS	WET SYSTEM

CONSTRUCTION

FOUNDATION	SLAB
FRAMING	STEEL
EXTERIOR	BRICK, BLOCK
PARKING SURFACE	ASPHALT
ROOF	MODIFIED BITUMEN

*All offers subject to Walgreens Real Estate Committee.





BEN GARTNER, CCIM
316-292-3967

AERIAL VIEW OF SURROUNDING BUSINESSES





WICHITA, KANSAS

The Wichita Metropolitan Statistical Area (MSA) encompasses Sedgwick, Butler, Harvey, Kingman and Sumner counties, and is the largest metro area in Kansas with 2019 population of 640,218 persons. In total the Greater Wichita region encompasses 10 counties with a total 2019 population of 790,138 persons. Wichita State University’s Center for Economic Development & Business Research (CEDBR) projects the regional population at 863,584 in 2040.*

Wichita is home to world-class industries, the most noted of which are aviation-related and have earned Wichita the title of “Air Capital of the World.”

Wichita is located in south central Kansas at the intersection of Interstate 135 and U.S. Highway 54, approximately 157 miles north of Oklahoma City, 181 miles southwest of Kansas City, and 439 miles east-southeast of Denver.

*Source: Greater Wichita Partnership, 2024
**Source: United States Census Bureau, 2022

WICHITA MSA

640,218*
POPULATION

\$68,925**
MEDIAN HOUSEHOLD INCOME

35.9*
MEDIAN AGE

90.5%*
EDUCATION (HIGH SCHOOL OR ABOVE)

19,503*
TOTAL BUSINESSES (CITY WIDE)

MAJOR EMPLOYERS*

- Spirit AeroSystems, Inc. (9,500)
- Textron Aviation (9,000)
- USD 259 - Wichita (5,600)
- Ascension Via Christi (5,400)
- U.S. Government (5,200)
- McConnell Air Force Base (3,500)
- Koch Industries (3,500)
- City of Wichita (2,800)
- State of Kansas (2,100)
- Johnson Controls (2,000)
- Wesley Healthcare (1,800)
- Cargill Meat Solutions (1,100)
- USD 260 - Derby (1,100)
- Bombardier (1,100)

