



# PRIME END-CAP RETAIL WITH DRIVE-THRU

FOR LEASE 11414 E. CENTRAL, SUITE 100, WICHITA, KS 67206

<b>SITE SIZE</b>	65,882± SF
<b>BUILDING SIZE</b>	12,276± SF
<b>AVAILABLE SF</b>	1,950± SF
<b>LEASE RATE</b>	\$18.00/SF, NNN
<b>ESTIMATED NETS</b>	\$6.50/SF
<b>PARKING</b>	Approx. 63 Spaces
<b>ZONING</b>	Limited Commercial

**PROPERTY HIGHLIGHTS**

- 1,950± SF end-cap retail space with drive-thru access.
- Strong traffic counts and growing residential density nearby.
- Prominent signage opportunities and abundant shared parking.
- Ideal for coffee, dessert, smoothie, or service-oriented user.
- Located in a thriving East Wichita corridor surrounded by strong retail and dining perfect for quick-service concept.
- Area businesses include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,301	56,739	141,696
AVG. HH INCOME	\$173,541	\$145,575	\$118,215
MEDIAN AGE	36.3	38.5	36.2
<b>TRAFFIC COUNTS</b>			
CENTRAL & GREENWICH RD.	15,276 VPD		



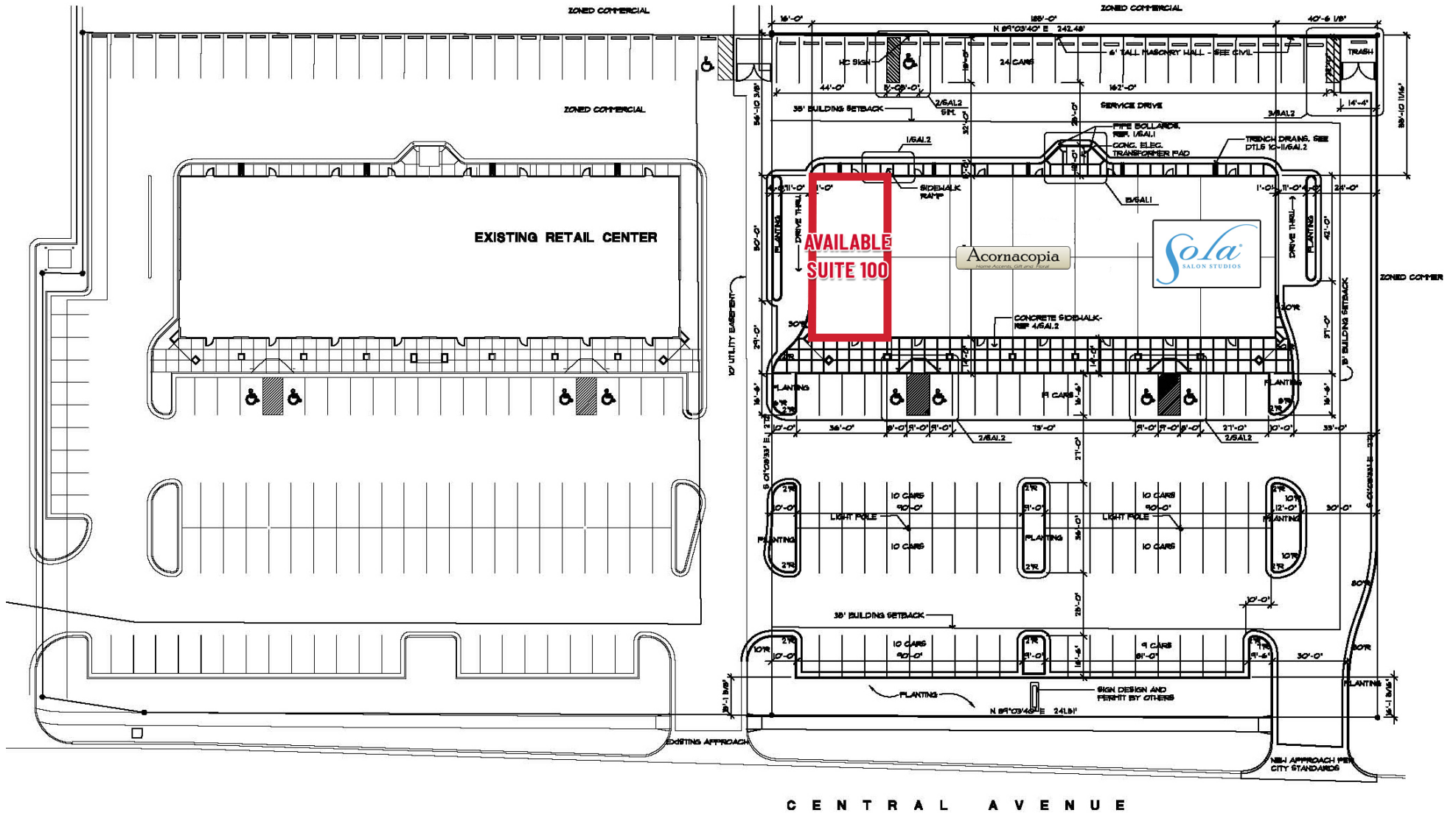
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## SITE PLAN



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**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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