



WESTWAY SHOPPING CENTER RETAIL

FOR LEASE 2401-2565 S. SENECA, WICHITA, KS 67217

LEASE RATE Contact Broker
ESTIMATED NETS \$3.60/SF
ZONING Limited Commercial

SPACE	SQ. FT.	SPACE	SQ. FT.
Suite 2	2,800 SF	Suite 10	781 SF
Suite 3	1,500 SF	Suite 11	3,000 SF
Suite 7	1,800 SF	Suite 17	2,534 SF
Suite 8	2,338 SF	Suite 18	3,207 SF
Suite 9	640 SF	Suite 20	33,062 SF

PROPERTY HIGHLIGHTS

- Over 23M annual visitors to Westway Shopping Center.
- Well-located neighborhood shopping center near Pawnee and Seneca offering multiple suites available for lease, ideal for retail, service, or office users.
- Variety of suite sizes available to accommodate both small local businesses and growing regional tenants.
- Landlord completing several capital improvements over the next year, including repaving the parking lot and redoing the monument signs.
- Easy ingress and egress with ample on-site parking, providing convenient access for customers and employees.
- Area neighbors include: **Little Caesars** **INTRUST Bank** **Schlotzsky's**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,586	79,263	190,138
AVG. HH INCOME	\$64,358	\$61,116	\$65,087
MEDIAN AGE	34.1	33.2	33.9
TRAFFIC COUNTS			
PAWNEE AVE. SENECA ST.			18,656 VPD 14,833 VPD



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SITE PLAN

TENANT TABLE			
SITE PLAN #	UNIT #	TENANT	SIZE
1	2561-30	H&R Block	5,366
2	2561-20	AVAILABLE (2nd Gen Restaurant)	3,552
3	2561-15	AVAILABLE	1,500
4	2561-10	Pet Supplies Plus	11,500
5	2559-3	Mattress Hub	8,309
6	2559-1	Westlake ACF Hardware	15,942
7	2557	AVAILABLE	1,800
8	2535	AVAILABLE	2,338
9	2541	AVAILABLE	640
10	2551	AVAILABLE	781
11	2547	AVAILABLE	3,000
12	2533	Subway	1,500
13	2531	Crazy Bin Storage	7,232
14	2523	AbleLight Thrift	8,085
15	2515	Rent-A-Center	6,080
16	2501	El Rio Bravo 2 Supermarket	26,752
17	2495	AVAILABLE	2,534
18	2491	AVAILABLE	3,207
19	2487	Harbor Freight Tools	14,887
20	2465	AVAILABLE	33,062
21	2445	Auto Zone	40,000
22	1415	Ooo Lala Stone Pho	4,800
23	ATM	Bank of America ATM	70



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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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