



RESTAURANT SPACE NEAR 37TH & WOODLAWN

FOR SUBLEASE 3700-3708 N. WOODLAWN BLVD., SUITE 106, WICHITA, KS 67220

LEASE RATE	\$13.00/SF
BUILDING SIZE	9,600± SF
AVAILABLE SF	2,000± SF
YEAR BUILT	2000
PARKING	53 Spaces
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- Turnkey restaurant opportunity with a commercial hood and grease trap.
- Rapidly growing area with multiple large residential developments under construction.
- Located across the street from Dillon's Marketplace, this space has strong visibility along Woodlawn and close proximity to K-96.
- Area businesses include:



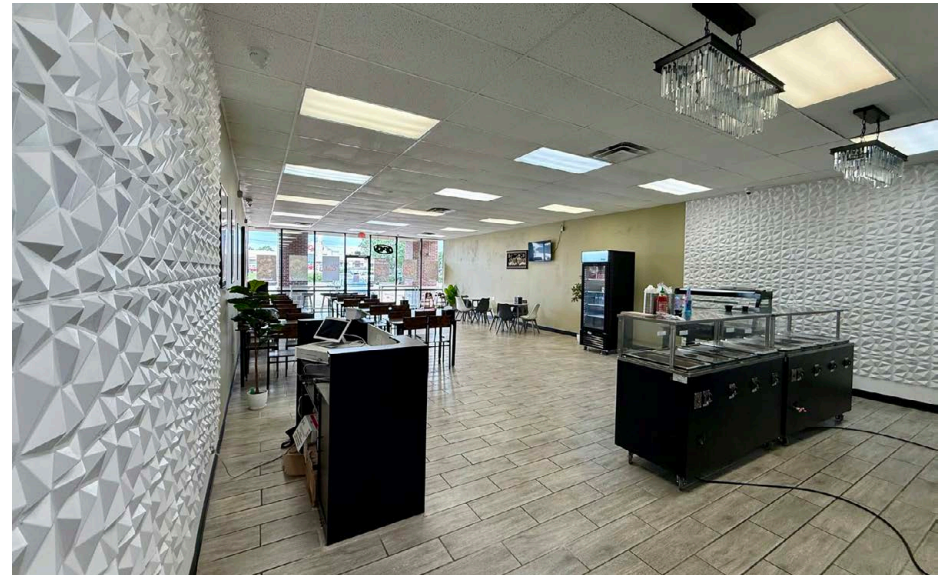
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,371	48,475	116,518
AVG. HH INCOME	\$102,590	\$108,180	\$110,668
MEDIAN AGE	33.3	35.7	35.1
TRAFFIC COUNTS			
37TH & WOODLAWN			20,311 VPD

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WEIGAND
COMMERCIAL

INTERIOR PHOTOS



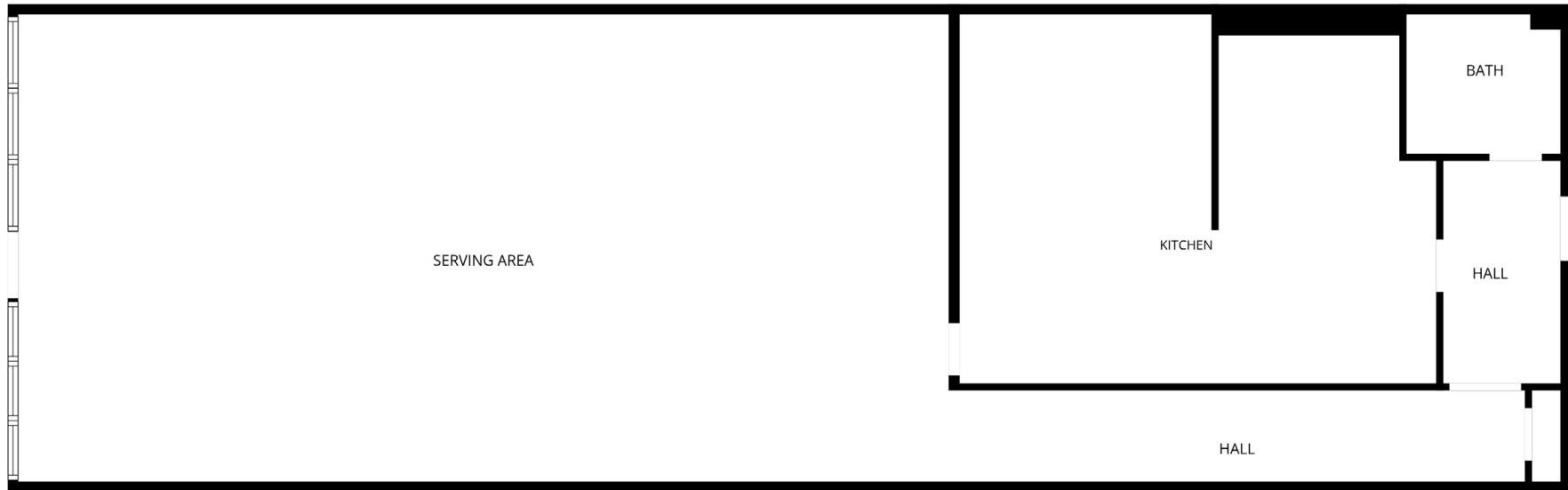
Jessica Mourning | (316) 292-3939 | jmourning@weigand.com

Weigand Real Estate - Commercial
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FLOOR PLAN



This floor plan is provided for illustrative purposes only and was generated using automated mobile scanning technology. All measurements, dimensions, and square footages are approximate. This depiction does not constitute an architectural drawing or a legal survey. Interested parties should conduct their own independent field verification.



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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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