



RIDGEWOOD
MEDICAL OFFICES



Dillon's
COMING SOON!



Newk's
EATERY
SWTHZ



OXLER
FAMILY DENTISTRY

BENNINGTON
STATE BANK

DEANO'S
GRILL & TAPWORKS

N. RIDGE

37TH ST.

AVANTE

JUST A SIP

GOOD LIFE GOLF LAB

TRIVIAL PURSUITS

Horton's

Jimmy's Egg

GLOSSY Nail Bar

Box Midwest

SITE
AVAILABLE



HIGH-TRAFFIC PARCEL AT 37TH & RIDGE

GROUND LEASE OR BTS

37th & RIDGE | Wichita, KS

DON PIROS, CCIM

Sr. Vice President

dpiros@landmarkrealestate.net

M: 316.990.0606



PROPERTY SUMMARY

37th & RIDGE | Wichita, KS

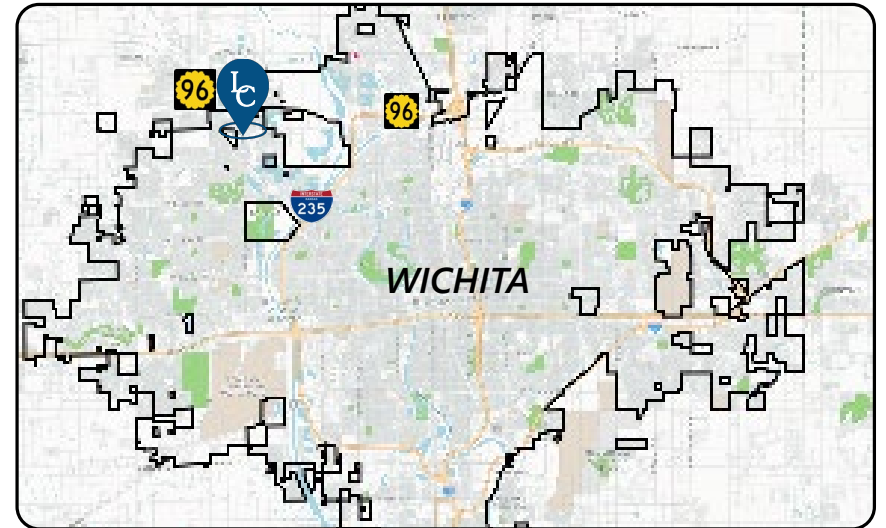
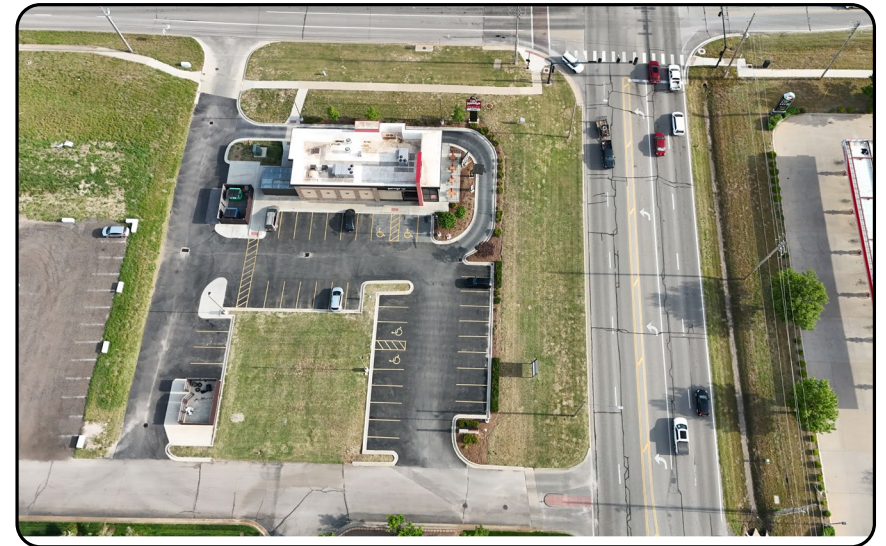
LEASE RATE: CONTACT BROKER

USE: Ground Lease or BTS

Lot Size 18,000 SF

Access: Cross access at 37th & Ridge

- Growth corridor with demonstrated leasing velocity
- Co-location with a national brand
- A popular, growing area where new spaces don't sit vacant long
- Ingress & Egress points in place
- Continued residential growth nearby, including the Estancia mixed-use development with single-family homes and a \$17.5M assisted living facility, enhancing daytime and evening population density



AREA NEIGHBORS



COMING SOON



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	6,133	34,759	112,330
Households:	2,129	12,798	45,147
Avg. HHI:	\$148,329	\$129,139	\$96,433
Avg. Age:	38	39	39

AERIAL



CONTACT THE EXPERTS

MAKE YOUR MARK *WITH* LANDMARK



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ABOUT LANDMARK

With over 35 years of experience, Landmark Commercial Real Estate has built a reputation as the leading commercial real estate firm in Wichita. Our team provides unmatched expertise in the sale and purchase of commercial properties, representing sellers, buyers, tenants, and landlords. Landmark offers comprehensive market knowledge, strategic insights, and a commitment to client success. Whether you're looking to buy, sell, lease, or need property management, Landmark's team of dedicated and knowledgeable professionals delivers full-service support designed to help you make confident, informed real estate decisions.

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