



STUNNING MEDICAL SUITE WITH END-CAP AVAILABILITY

FOR SUBLEASE 3931 N. RIDGE RD., SUITE 108, WICHITA, KS 67205

SUBLEASE RATE \$19.00/SF, NNN

ESTIMATED NNN'S \$7.74/SF

AVAILABLE SPACE
SUITE 108 3,000 SF

PARKING 56 SPACES

ZONING LC

PROPERTY HIGHLIGHTS

- Highly visible 3,000 SF end-cap suite ideally suited for medical, wellness, or professional office users, featuring prominent storefront exposure and monument signage opportunities.
- Located near the new Dillons development currently under construction – a \$35 million project anticipated to open in Fall 2027 – expected to drive additional traffic, consumer activity, and long-term growth throughout the corridor.
- Positioned along Ridge Road near K-96 and surrounded by established medical providers, professional services, retail amenities, and new multifamily development.

AREA NEIGHBORS INCLUDE



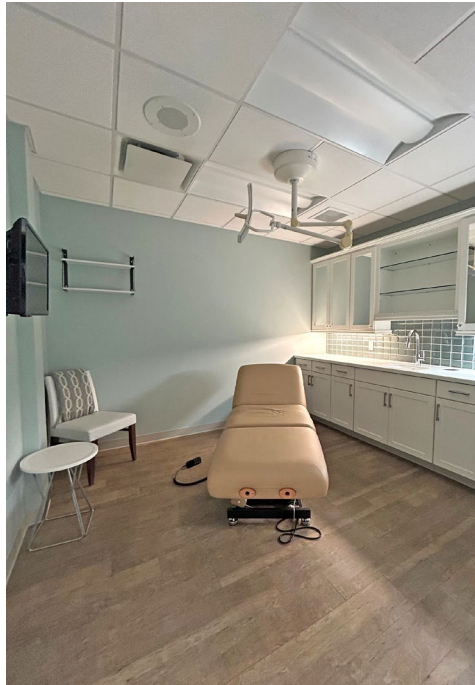
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,756	33,504	106,043
AVG. HH INCOME	\$147,369	\$133,991	\$100,762
MEDIAN AGE	32.1	33.1	33.8
TRAFFIC COUNTS			
ALONG K-96 HWY.			28,164 VPD
ALONG RIDGE RD.			17,806 VPD
ALONG 37TH ST.			6,483 VPD

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INTERIOR PHOTOS



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Architectural floor plan of a medical facility. The plan includes the following rooms and dimensions:

- Exam 1 (09):** 11'-3" x 11'-3"
- Exam 2 (10):** 12'-6" x 11'-6"
- Exam 3 (08):** 11'-3" x 11'-3"
- Exam 4 (06):** 11'-3" x 11'-3"
- Nurse (13):** 10'-4" x 10'-4"
- Reception (02):** 16'-2" x 16'-2"
- Checkout (03):** 3'-2" x 3'-2"
- Waiting (01):** 14'-10" x 2'-5"
- Office 1 (17):** 10'-4" x 10'-4"
- Office 2 (18):** 10'-4" x 10'-4"
- Breakroom (15):** 12'-2" x 12'-2"
- Kitchen (16):** 12'-2" x 12'-2"
- Stor (12):** 8'-1" x 11'-11"
- Hallway (05):** 16'-7" x 5'-4"
- Hallway (14):** 11'-5" x 11'-5"
- Toilet 03:** 7'-3" x 7'-3"
- Toilet 04:** 14'-0" x 14'-0"
- Toilet 05:** 5'-5" x 5'-5"
- Toilet 06:** 5'-5" x 5'-5"
- Toilet 07:** 5'-5" x 5'-5"
- Toilet 08:** 5'-5" x 5'-5"
- Toilet 09:** 5'-5" x 5'-5"
- Toilet 10:** 5'-5" x 5'-5"
- Toilet 11:** 5'-5" x 5'-5"
- Toilet 12:** 5'-5" x 5'-5"
- Toilet 13:** 5'-5" x 5'-5"
- Toilet 14:** 5'-5" x 5'-5"
- Toilet 15:** 5'-5" x 5'-5"
- Toilet 16:** 5'-5" x 5'-5"
- Toilet 17:** 5'-5" x 5'-5"
- Toilet 18:** 5'-5" x 5'-5"
- Toilet 19:** 5'-5" x 5'-5"
- Toilet 20:** 5'-5" x 5'-5"

Overall dimensions: 31'-10" x 40'-3".

Labels: STONE VENEER, PAINTED STEEL LOGO, PARKING LOT, N (North arrow).

The logo for Weigand Real Estate is an oval emblem with a red border. Inside, the text "EST. 1902" is at the top, "WEIGAND" is in large bold letters in the center, and "REAL ESTATE" is at the bottom, all in white on a dark background.

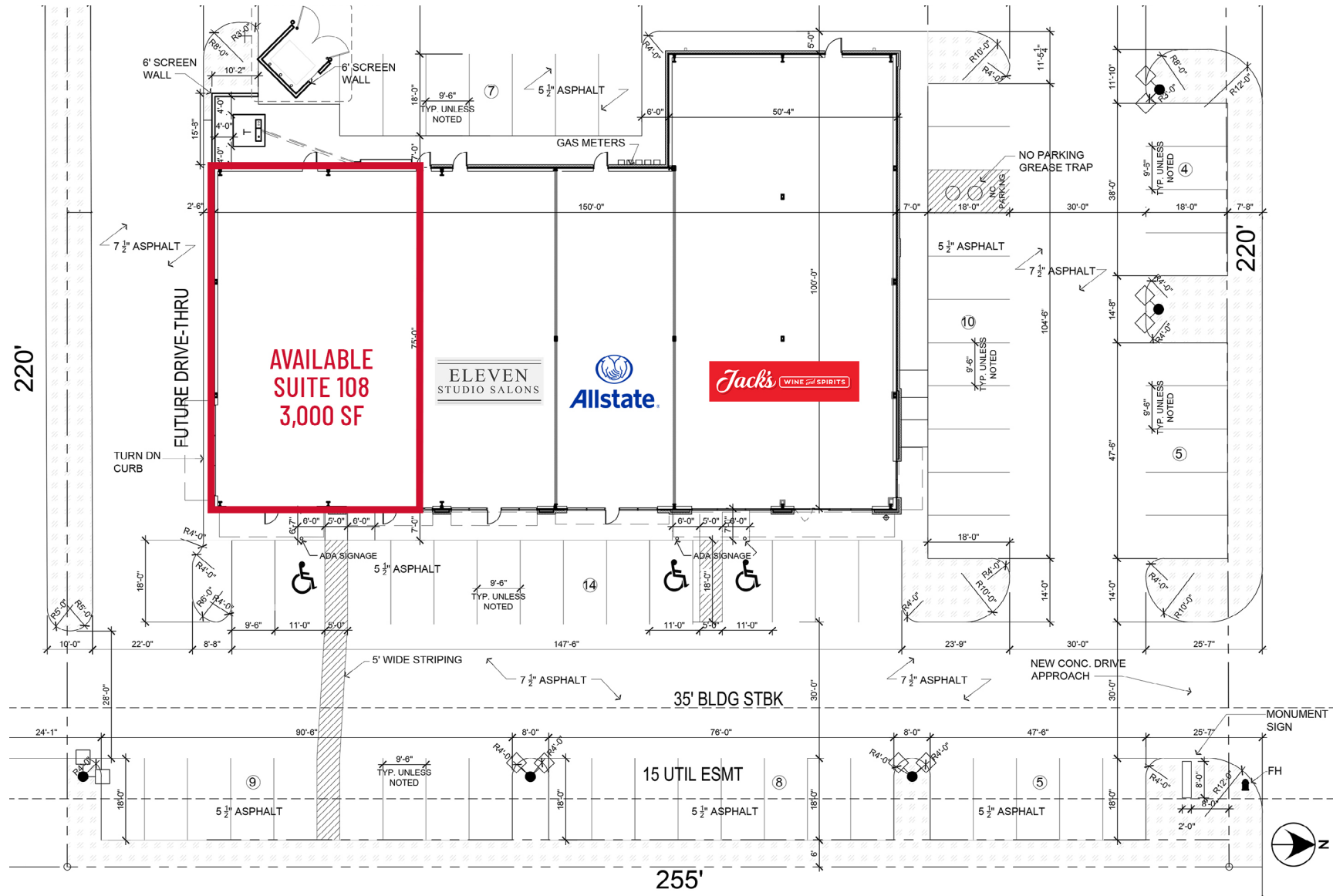
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SITE PLAN



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AERIAL VIEW



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