



FREESTANDING RESTAURANT AT PAWNEE & SENECA

FOR LEASE 1415 W. PAWNEE, WICHITA, KS 67217

BUILDING SIZE	4,800 SF
LEASE RATE	CONTACT BROKER
ESTIMATED NETS	\$3.62/SF
YEAR BUILT	1977
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- Rare standalone restaurant building available for lease within an established retail center near Pawnee and Seneca.
- Convenient ingress and egress with ample on-site parking for customers and employees.
- Located within a busy shopping center drawing consistent traffic from neighboring retailers and surrounding residential neighborhoods.
- Walk-in cooler/freezer and hood.

AREA NEIGHBORS INCLUDE



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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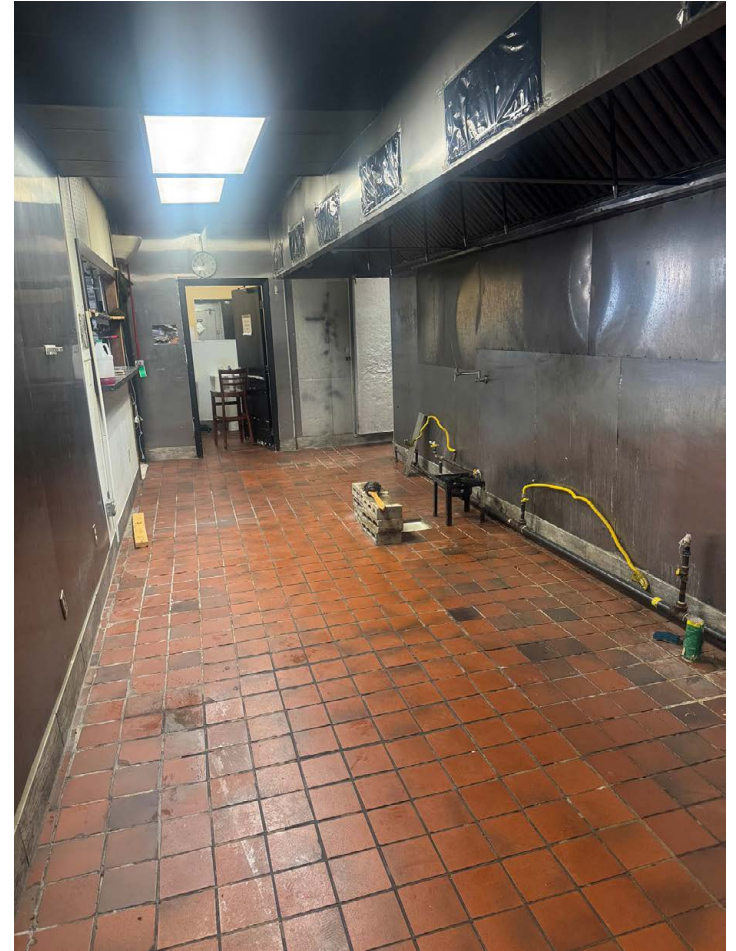
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INTERIOR PHOTOS



LARGE, OPEN DINING AREA



KITCHEN

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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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SITE PLAN

	TENANT	UNIT #	SF
1	H & R BLOCK	2561-30	
2	AVAILABLE	2561-20	2,800
3	PET SUPPLIES PLUS	2561	
4	AVAILABLE	2559-30	8,354
5	WESTLAKE ACE HARDWARE	2559-10	
6	GARDEN CENTER	2557	5,556
7	AVAILABLE	2535	7,195
8	SUBWAY	2533	
9	CRAZY BIN STORAGE	2531	
10	ABLELIGHT THRIFT	2523	
11	RENT-A-CENTER	2515	
12	EL RIO BRAVO SUPERMARKET	2501	
13	AVAILABLE	2495	2,534
14	AVAILABLE	2491	3,207
15	HARBOR FREIGHT	2487	
16	AVAILABLE	2465	31,946
17	AUTOZONE	2445	
18	USPS	2510	
19	AVAILABLE	1415	4,800
20	ATM	2445	
21	AVAILABLE DRIVE-THRU	1215-1	1,793
22	AVAILABLE	1215-2	1,413
23	AVAILABLE	1215-3	1,780
24	AVAILABLE	1215-4	1,780
25	AVAILABLE	1215-5	1,780
26	AVAILABLE	1215-6	3,250
27	WINCHELL'S DONUTS	1205	
28	LONG JOHN SILVER'S	1129	
29	CALVIN'S HAMBURGER HAVEN	2417B	
30	DOMINO'S PIZZA	2417A	
31	ARBY'S	2425	
32	EMPRISE BANK	2433	
33	CHIPOTLE	2439	
34	STARBUCKS	2525	
35	WESTWAY CAR WASH	2569	



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AERIAL VIEW



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