

**AVAILABLE
2,150 SF**



RETAIL SPACE AT THE AVANTE I SHOPS

FOR LEASE

3801 N RIDGE RD. | *Wichita, KS 67205*

DON PIROS, CCIM

Sr. Vice President

dpiros@landmarkrealestate.net

M: 316.990.0606



PROPERTY SUMMARY

3909 N. Ridge Rd | Wichita, KS

LEASE RATE: \$27/SF + NNN

Available Space: 2,150 SF

Zoning: Limited Commercial

Location: Prime Location In Front Of Avante Apartments (372 Units) And Ovation Apartments (252 Units) Built In 2023 & 2025, With A New Apartment Complex Coming Soon.

Future Growth Brand New Dillons To The North And Several Planned Housing Developments On The North Side Of K-96.

Avante I Tenants: Hotwox, Jimmy's Egg, Just A Sip / Papas Ice Cream, D1 Training, Bricks & Minifigs, The Golf Lab, Yr Family Dentistry And Glossy Nails

Access: Just South Of K-96 That Connects To All Main Hwy's In The City.

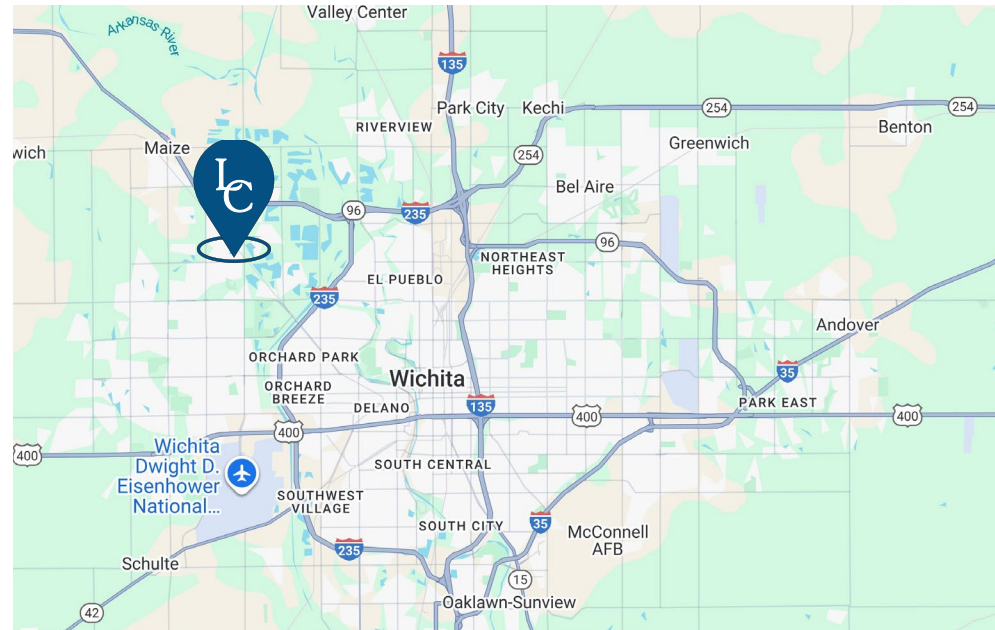
Traffic: High Traffic Counts That Are Steadily Increasing Due To Increased Development In The Area

- Fast-growing northwest wichita residential area

AREA NEIGHBORS

- Kwik Shop, Quick Trip, Wendy's, Grene Vision, Wichita Dermatology, Security 1st Title, Deano's Bar & Grill, Mokas, Bennington State Bank, St. Catherine Catholic Church, Azria Health, Surgery Center of KS and Much More

[CLICK TO READ ABOUT THE DILLONS
PLANNED FOR THIS AREA](#)



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	6,133	34,759	112,330
Households:	2,129	12,798	45,147
Average HH Income:	\$148,329	\$129,139	\$96,433



SITE PLAN



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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WICHITA, KANSAS

Demographics

WICHITA, KANSAS is the largest city in the state, serving as a significant cultural and economic hub. Known as the **"Air Capital of the World,"** it has a rich history in aircraft manufacturing, with companies like Beechcraft, Bombardier, Cessna, and Stearman Aircraft originating there. Today, major aerospace firms such as Textron Aviation and Spirit AeroSystems maintain substantial operations in the city.

ADVANTAGES FOR BUSINESSES:

- **Pro-Business Environment:** Wichita offers a business-friendly climate with various incentives for companies looking to relocate or expand. The state of Kansas is recognized for its low-tax environment, benefiting businesses across sectors. *(Wichita Government)*
- **Diverse Economy:** Beyond aerospace, Wichita hosts the headquarters of Koch Industries and Cargill Protein, the two largest privately held companies in the U.S. This diversity fosters a robust economic landscape, encouraging cross-industry innovation. *(Greater Wichita Partnership)*

- **Skilled Workforce:** The region boasts a world-class talent pool, particularly in manufacturing and engineering, supported by educational institutions like Wichita State University and WSU Tech. *(Greater Wichita Partnership)*

DEMOGRAPHICS AND INCOME:

- **Population:** As of the 2020 census, Wichita's population was 397,532, with the metropolitan area reaching 647,610.
- **Median HHI:** ~\$51,690. *(Wichita Government)*
- **Cost of Living:** 90.4% of the national average, making it an affordable location for both businesses and employees. *(Wichita Government)*
- **Diversity:** The city has a diverse population, with significant communities contributing to a rich cultural fabric.

Wichita's strategic advantages, including its pro-business environment, economic diversity, skilled workforce, and favorable living costs, make it an attractive destination for business development and expansion.