



FOR LEASE

37th & North Ridge Rd.



3905 N. Ridge Rd., *Wichita, KS | USA*

Don Piros, CCIM

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 (316)990-0606

SUMMARY

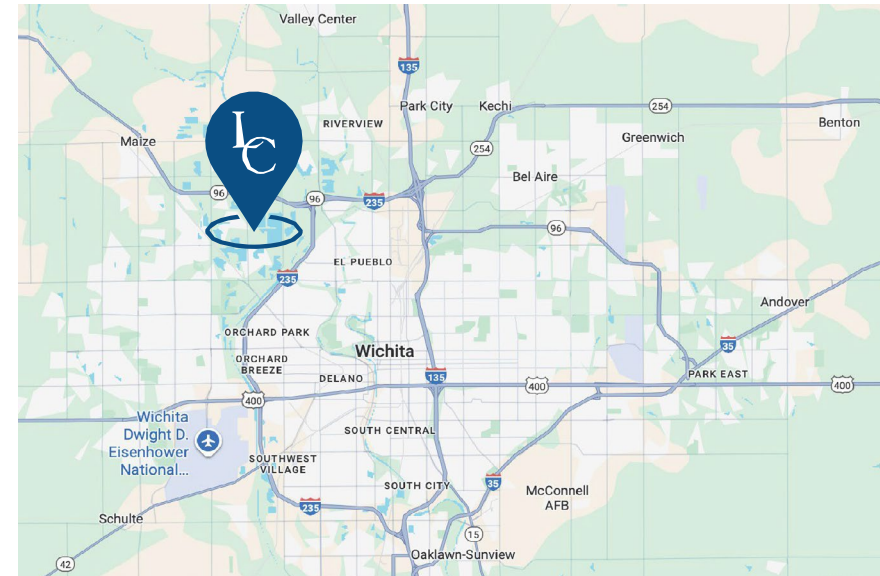
Lease Rate: \$25.00/SF + NNN
Building Size: 1,500 - 22,350 SF
Traffic Count: 27,430 VPD at 37th & Ridge Rd.
Zoning: Limited Commercial

Prime location: In front of Avante Apartments (372 units, built 23')
Future growth: 252-unit Ovation Apartments completion end of 25'
High visibility: Just south of HWY 96, a major east-west corridor
Avante 1 tenants: Hotworx, Jimmy's Egg, Just a Sip/Papas Ice Cream, D-1 Training, Bricks & Minifigs, The Golf Lab, YR Family Dentistry and Glossy Nails
Nearby businesses: QuickTrip, Wendy's American AgCredit, Grene Vision Group, Wichita Dermatology, Security 1st Title, Azria Health, Deanos Bar & Grill, Amongst many others!

[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



ARIAL

FOR SALE
\$16.00 / SF
Build-to-Suit



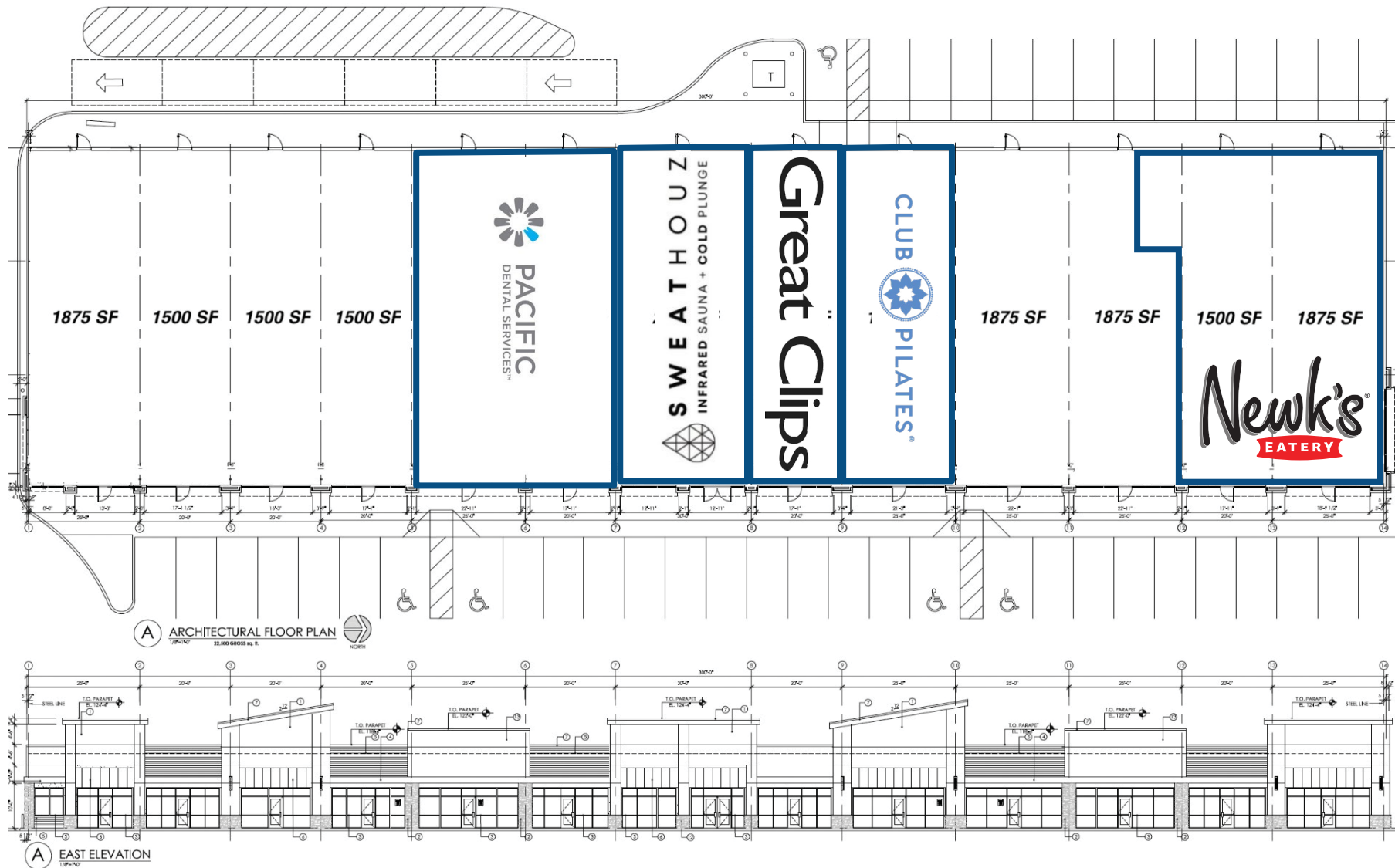
AVANTE II
Under Construction

AVANTE

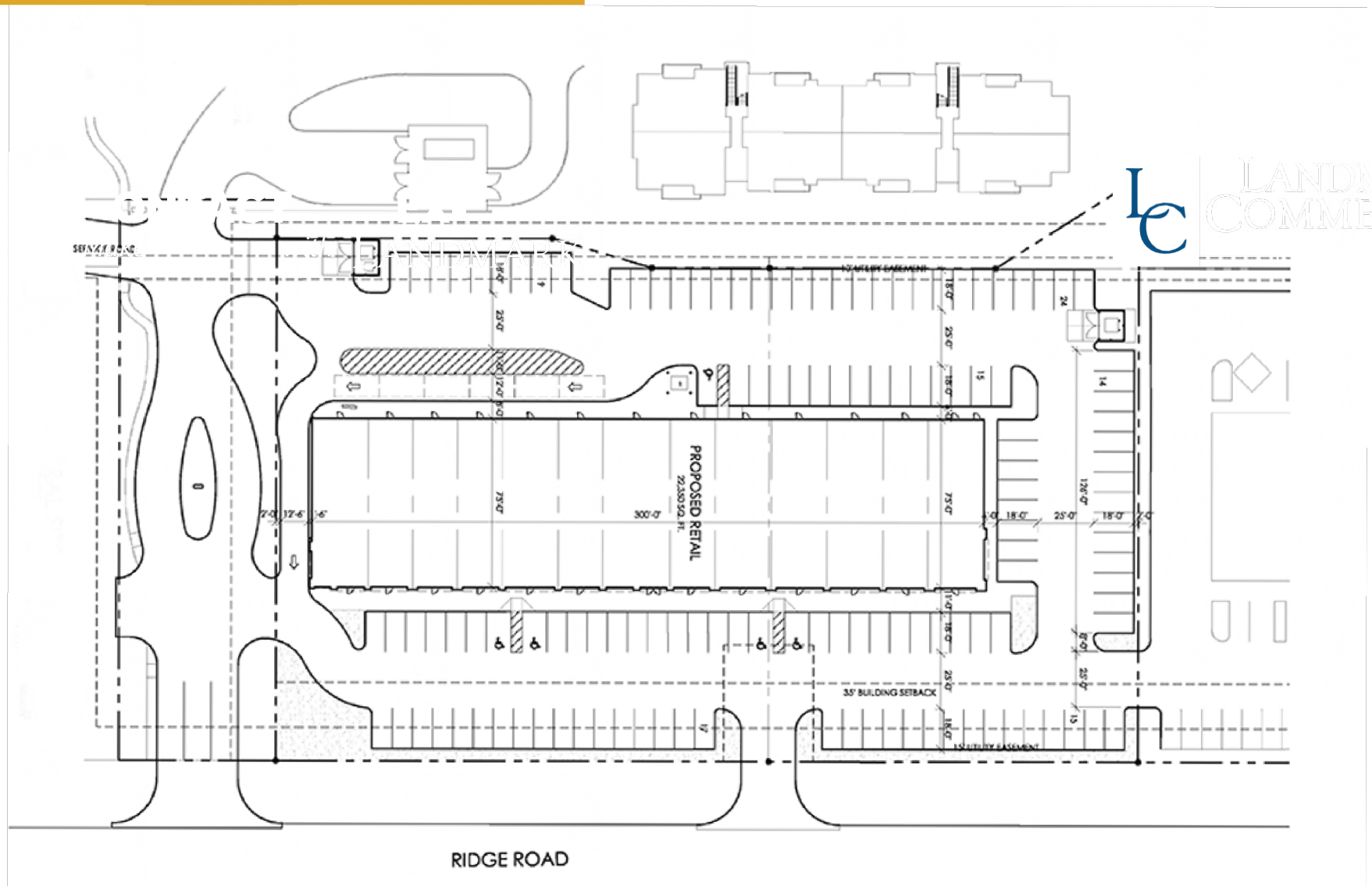
37th Street

Ridge Rd.

SITE PLAN



SITE PLAN 2



CONTACT THE EXPERTS

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COMMERCIAL LISTING AGENT



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ABOUT OUR COMPANY

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