



SOUTHSIDE WICHITA BAR & LOUNGE

FOR LEASE 3851 S. SENECA, WICHITA, KS 67217

LEASE RATE	\$1,800/Month
LEASE TYPE	Gross
BUILDING SIZE	8,500 SF
AVAILABLE SF	2,688 SF
PARKING	10+ Spaces
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- Existing bar buildout (bar top, back bar, seating areas)
- Potential kitchen infrastructure (grease trap, 4 tier sinks).
- Open layout with room for stage, DJ, or entertainment.
- Ample parking for evening/weekend traffic.
- Strong visibility on South Seneca.
- Easy access to I-235.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,752	63,942	143,868
AVG. HH INCOME	\$59,880	\$65,440	\$64,429
MEDIAN AGE	33.8	34	33.8
TRAFFIC COUNTS			
SENECA ST. & I-235			20,276 VPD
SENECA ST. & MACARTHUR RD.			22,711 VPD



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Weigand Real Estate - Commercial

Office: 316-262-6400

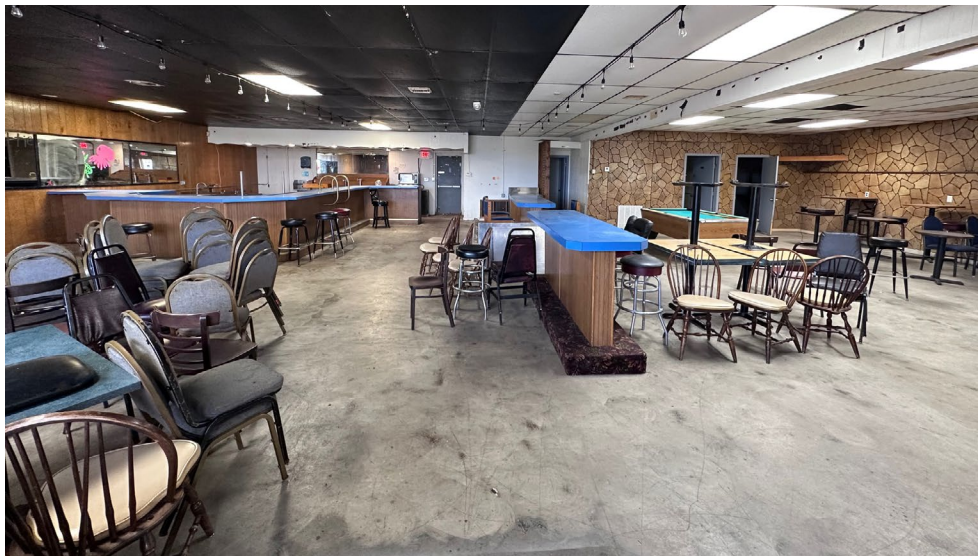
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INTERIOR PHOTOS



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification.
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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AERIAL VIEW



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