



HOSPITAL ADJACENT RETAIL

FOR SALE/LEASE 3900 E. HARRY ST., WICHITA, KS 67218

SALE PRICE	CONTACT BROKER
LEASE RATE	\$10.00 SF/YR (NNN)
ESTIMATED NNNs	\$2.00/SF
AVAILABLE SF	541 - 6,892 SF
BUILDING SIZE	10,094 SF
LOT SIZE	28,400 SF

ZONING Limited Commercial **2025 TAXES** GENERALS: \$7,064.68
 SPECIALS: \$60.00

PROPERTY HIGHLIGHTS

- Located in front of Ascension Via Christi St. Joseph Hospital.
- Convenient spot for both shoppers and business professionals.
- Tenant improvements available for qualified tenants.
- Competitive lease rate.
- Many flexible square foot options available.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	14,905	95,596	222,356
AVG. HH INCOME	\$55,291	\$70,704	\$74,203
MEDIAN AGE	35.2	33.3	33.4
TRAFFIC COUNTS			
HARRY & HILLSIDE			25,391 VPD
HARRY & OLIVER			31,808 VPD

AREA BUSINESSES



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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.

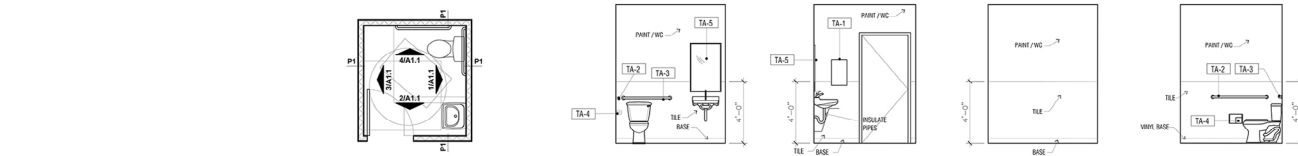


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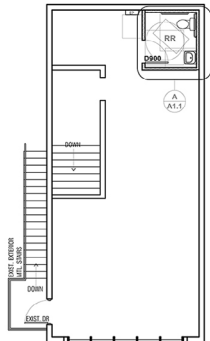
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FLOOR PLAN



Enlarged R.R. Plan 1/4" = 1'-0" **1** R.R. Elev. 1/4" = 1'-0" **2** R.R. Elev. 1/4" = 1'-0" **3** R.R. Elev. 1/4" = 1'-0" **4**

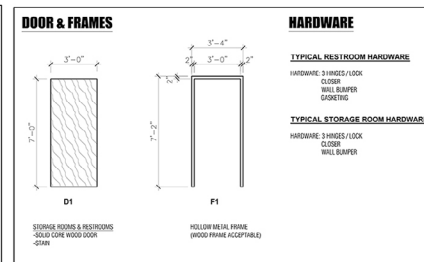
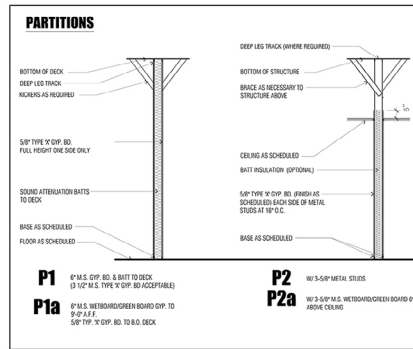


SUITE #9
723 TOTAL S.F.
Suite #9
West Upper Level Floor Plan 1/8" = 1'-0"

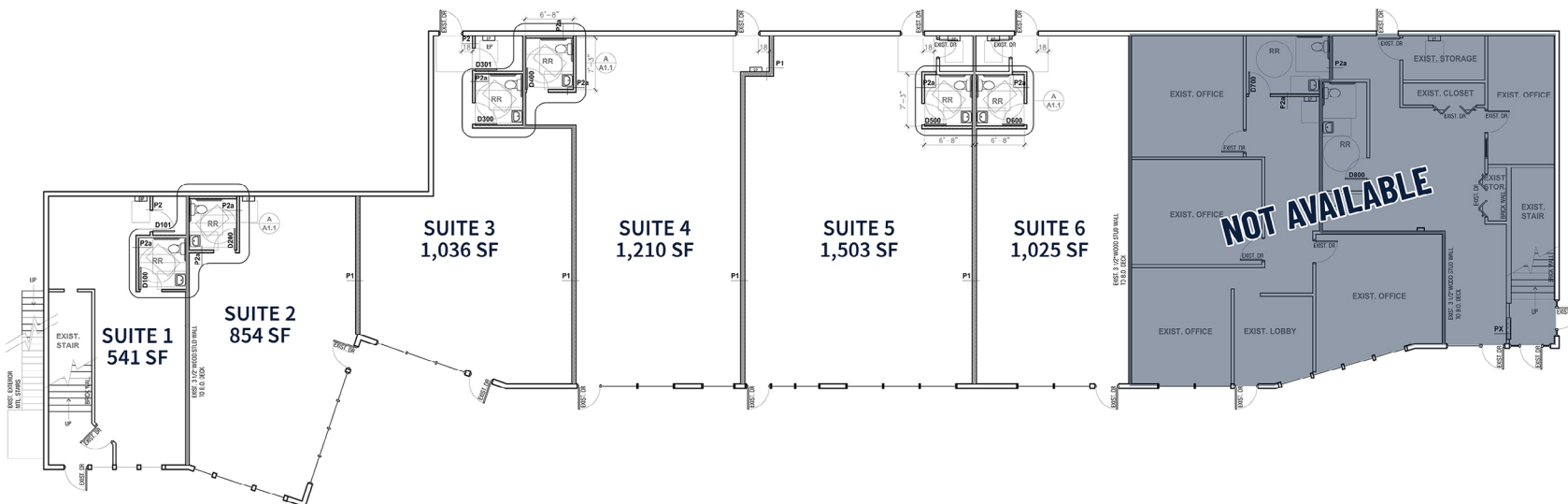
ADA NOTES:
REFERENCE SHEET A011 FOR ADA MINIMUM REQUIREMENTS PER 2010 ADA CODES/REGS.
GC TO PROVIDE BLOCKING AS REQUIRED FOR GRAB BARS AND OTHER EQUIPMENT

TOILET ACCESSORIES		SUPPLIER/INSTALLER
ITEM	DESCRIPTION	
TA-1	SURFACE MOUNTED PAPER TOWEL DISPENSER	G.C.
TA-2	GRAB BAR	G.C.
TA-3	GRAB BAR	G.C.
TA-4	SURFACE MOUNTED SINGLE TOILET TISSUE DISP.	G.C.
TA-5	HANDWASH	G.C.
TA-6	SOAP DISPENSER	G.C.
TA-7	SAFETY MAT (W/FRAY DISPENSER)	G.C.

HARDWARE		
RESTROOM (TYPICAL)	STORAGE	
3 HINGES	1 DOOR CLOSER	1 DOOR CLOSER
1 PULL	1 PULL	1 WALL BUMPER
1 LOCK SET	1 GASKETING	1 LOCK SET
		1 GASKETING



SUITE #10
Suite #10
East Upper Level Floor Plan 1/8" = 1'-0"



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WEIGAND
COMMERCIAL

AERIAL VIEW



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