

NEW CONSTRUCTION RETAIL/OFFICE

503 N. WEBB ROAD, WICHITA, KS 67206



FOR SALE OR LEASE



LEASE RATE: \$20/SF, NNN
EST. NNN'S: \$8.27

SALE PRICE: \$2,000,000

AVAILABLE SF: 7,700 SF
MIN. DIVISIBLE: 1,925 SF
SITE SIZE: 30,291 ± SF
YEAR BUILT: New Construction
PARKING: Approx. 33 Spaces
ZONING: Limited Commercial
TI ALLOWANCE: \$20/PSF

PROPERTY HIGHLIGHTS

- **High-visibility corner** - Prime Central & Webb location.
- **Office or retail ready** - Flexible use opportunity.
- **Building & monument signage**- Maximize your brand presence.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	2,855	67,545	166,941
 Avg. HH Income	\$168,016	\$125,591	\$107,602
 Median Age	43.9	37.8	35.4



TRAFFIC COUNTS

Central & Webb 24,850 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

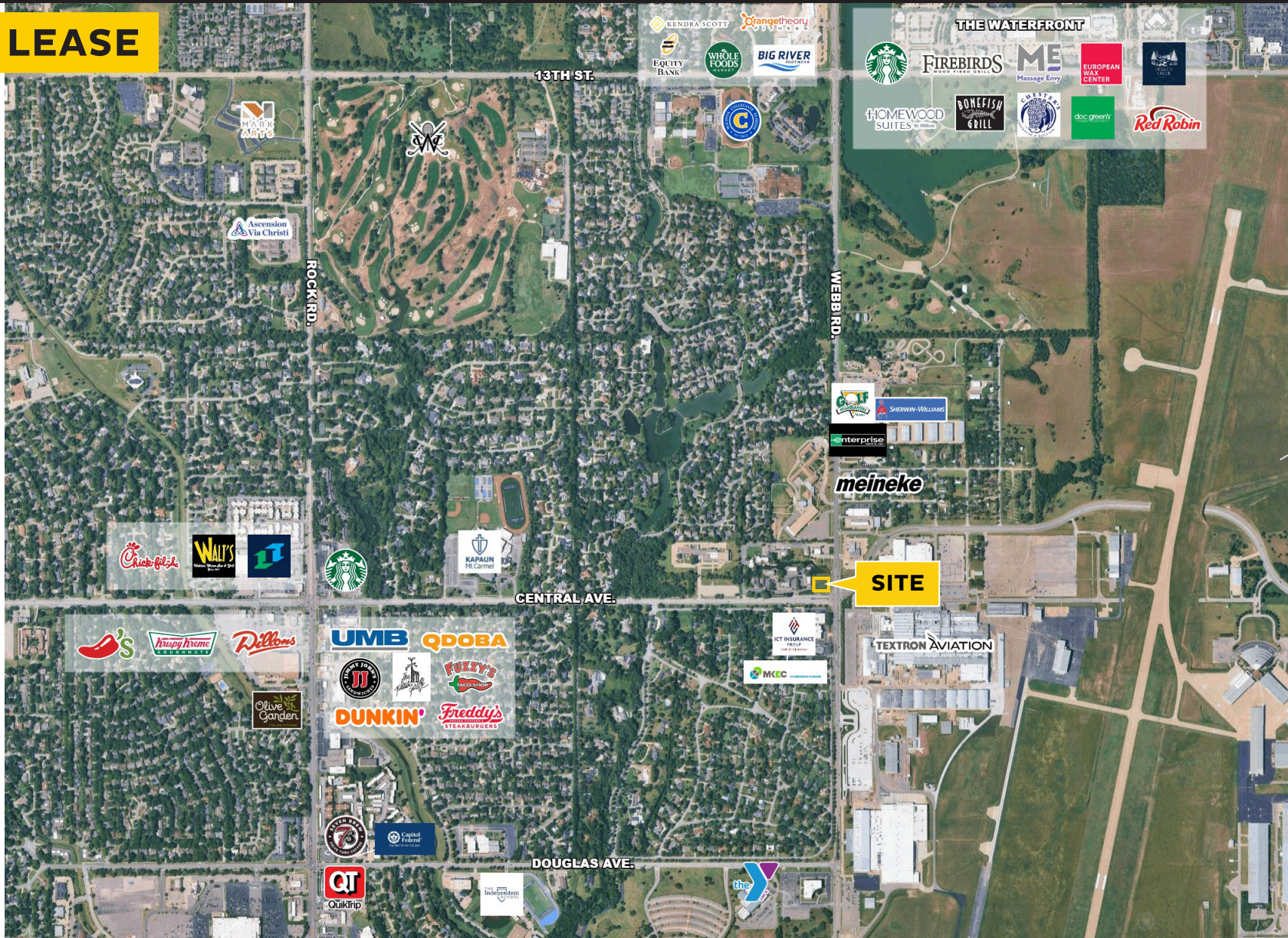
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