



RETAIL AT SIENA PLAZA

FOR LEASE 7718 E. 37TH ST. N., SUITE 300, WICHITA, KS 67226

LEASE RATE	\$16.00/SF/YR. (NNN)
AVAILABLE SF	3,500 SF
ESTIMATED NETS	\$8.00/SF
PARKING	160± SPACES
YEAR BUILT	2004 / 2006
ZONING	LIMITED COMMERCIAL

PROPERTY HIGHLIGHTS

- 3,500 sf retail suite at Rock Rd. and Hwy. K-96, one of Wichita's most established retail corridors.
- Efficient, move-in-ready footprint (former retail/liquor store layout) with working coolers well suited for retail, service, or specialty users.
- Digital monument and building signage available for high visibility.
- Join local and national retailers in the center and area including Fizz Burgers & Bottles, Napoli Italian Eatery, Marriott International, QuikTrip, and Braum's, plus many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,533	43,553	100,156
AVG. HH INCOME	\$100,126	\$124,305	\$128,883
MEDIAN AGE	33.6	37.3	35.9
TRAFFIC COUNTS			
HWY. K-96 & ROCK RD. 37TH ST. & ROCK RD.			52,721 VPD 24,521 VPD



Whitney Vliet Ward
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Christi Royse, CCIM
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Weigand Real Estate - Commercial
 Office: (316) 262-6400
 Weigand.com

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ADDITIONAL PHOTOS



37th St. Signage Opportunity



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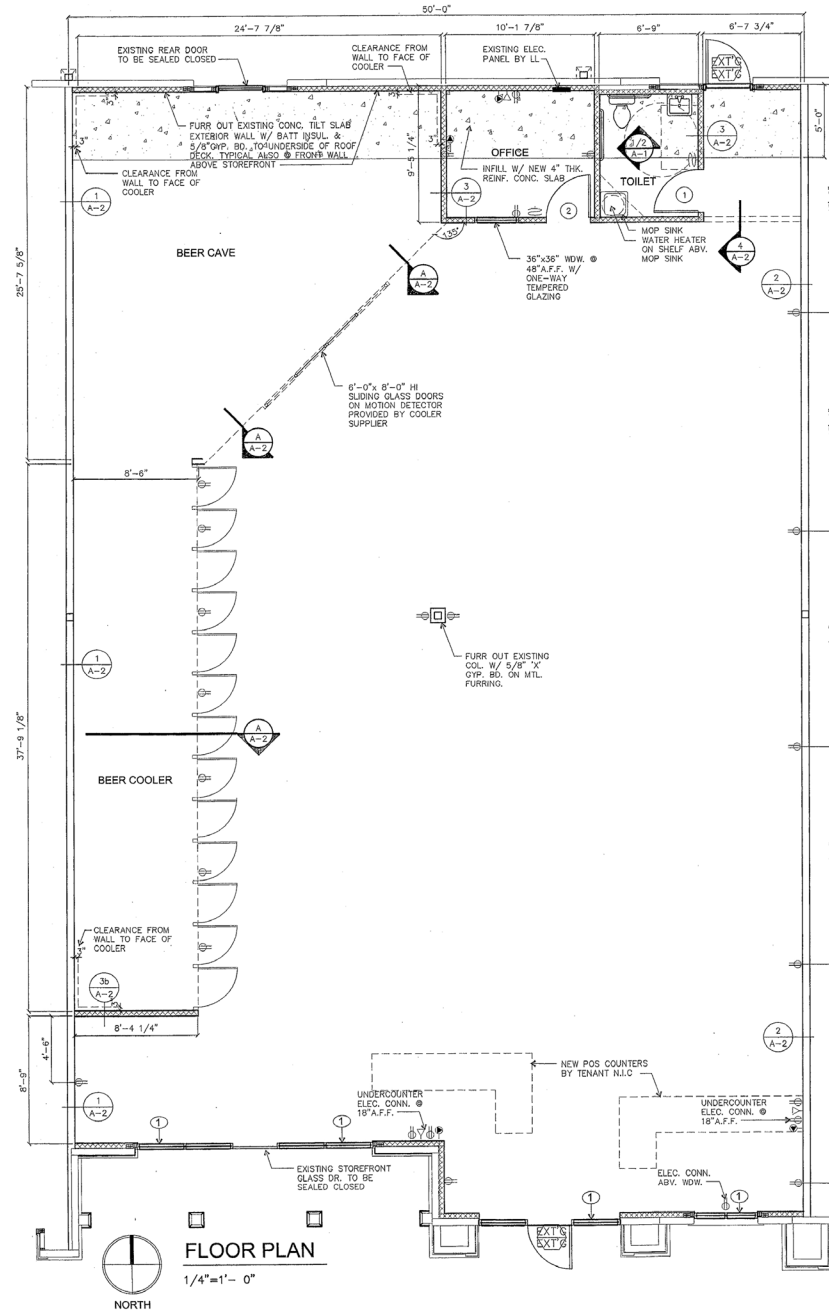
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FLOOR PLAN



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