

# RETAIL SPACE FOR LEASE

407 E. PAWNEE, SUITE 107, WICHITA, KS 67211

**FOR LEASE**

CAN BE  
DEMISED



**LEASE RATE: \$14.00/SF, NNN**

**LOT SIZE:** .82 Acres  
**VACANT SF:** 4,500 SF  
**GROSS BUILDING SF:** 6,120 SF  
**EST NNN's:** \$6.00/SF  
**YEAR BUILT:** 2009  
**PARKING:** 55 Spaces  
**ZONING:** General Commercial

## PROPERTY HIGHLIGHTS

- Retail space available for lease near Pawnee and Broadway in South Wichita.
- Open floor-plan layout.
- Shadowed by the busiest Walmart in Wichita.
- Space can be demised.
- Area Neighbors:



**DOLLAR GENERAL**



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,042	104,488	224,266
Avg. HH Income	\$57,578	\$65,007	\$72,268
Median Age	32.7	32.5	33.7



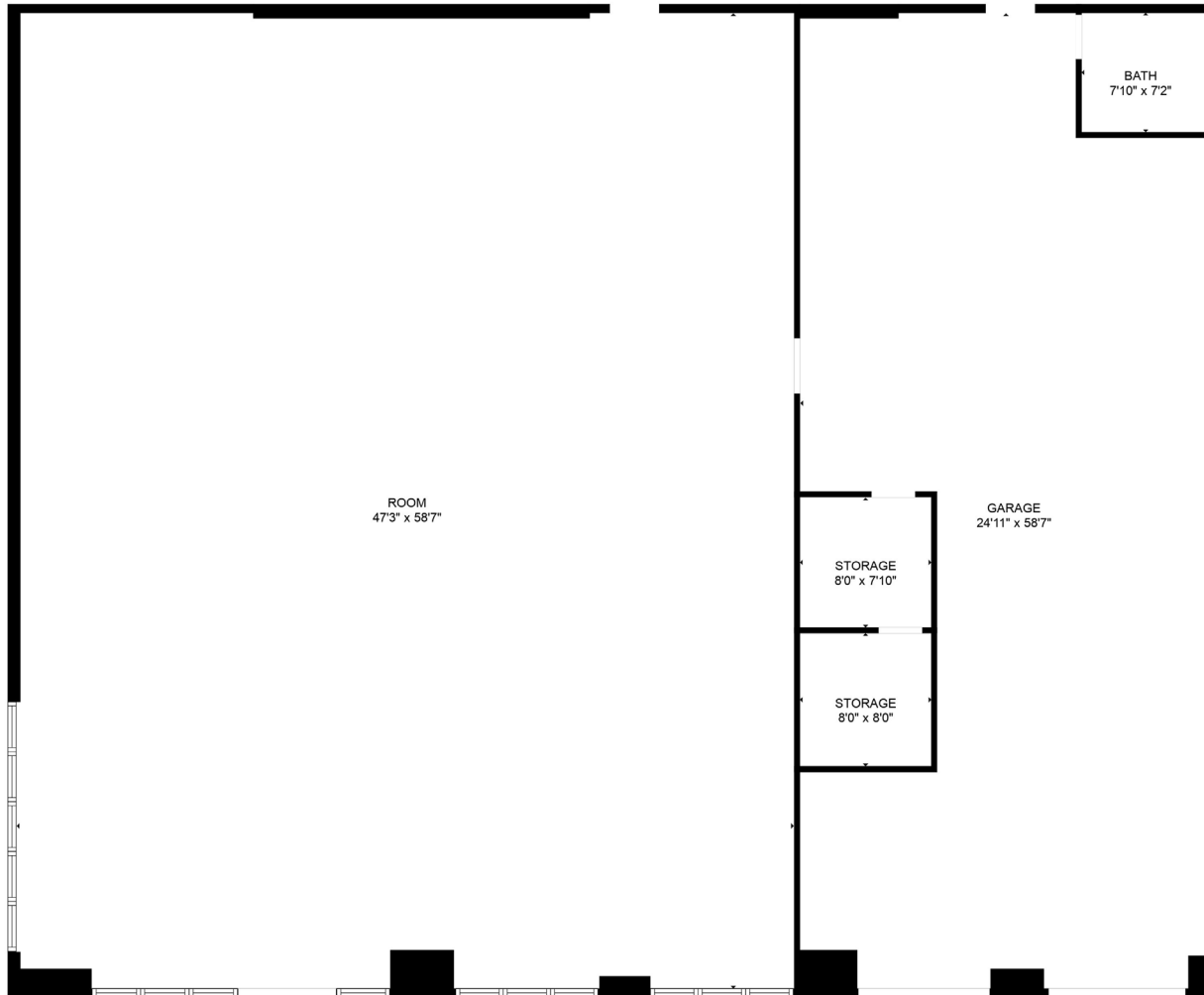
## TRAFFIC COUNTS

Pawnee & Broadway 17,962 VPD

# RETAIL SPACE FOR LEASE

407 E. PAWNEE, SUITE 107, WICHITA, KS 67211

## SITE PLAN



# RETAIL SPACE FOR LEASE

407 E. PAWNEE, SUITE 107, WICHITA, KS 67211

AERIAL

