

Office Space For Lease

8150 EAST DOUGLAS AVE.



Property Description

Located just east of Rock Road on Douglas Avenue, this rare vacancy offers a quiet environment surrounded by retail and restaurants. This property is located one mile from Kellogg, offering convenient access to most of the Wichita metro.

Property Highlights

- First floor office space with separate entrance
- Neighboring tenants include Wichita Optometry and East Wichita Dental
- Owner-occupied property
- Covered parking

Offering Summary

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	4
Available SF:	920 SF
Lot Size:	31,526 SF
Building Size:	10,048 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,259	34,310	70,877
Total Population	7,404	80,664	174,065
Average HH Income	\$119,831	\$89,706	\$85,510

Adam Clements, CCIM

Vice President

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ESTABLISHED 1941

BUILDERS INCORPORATED

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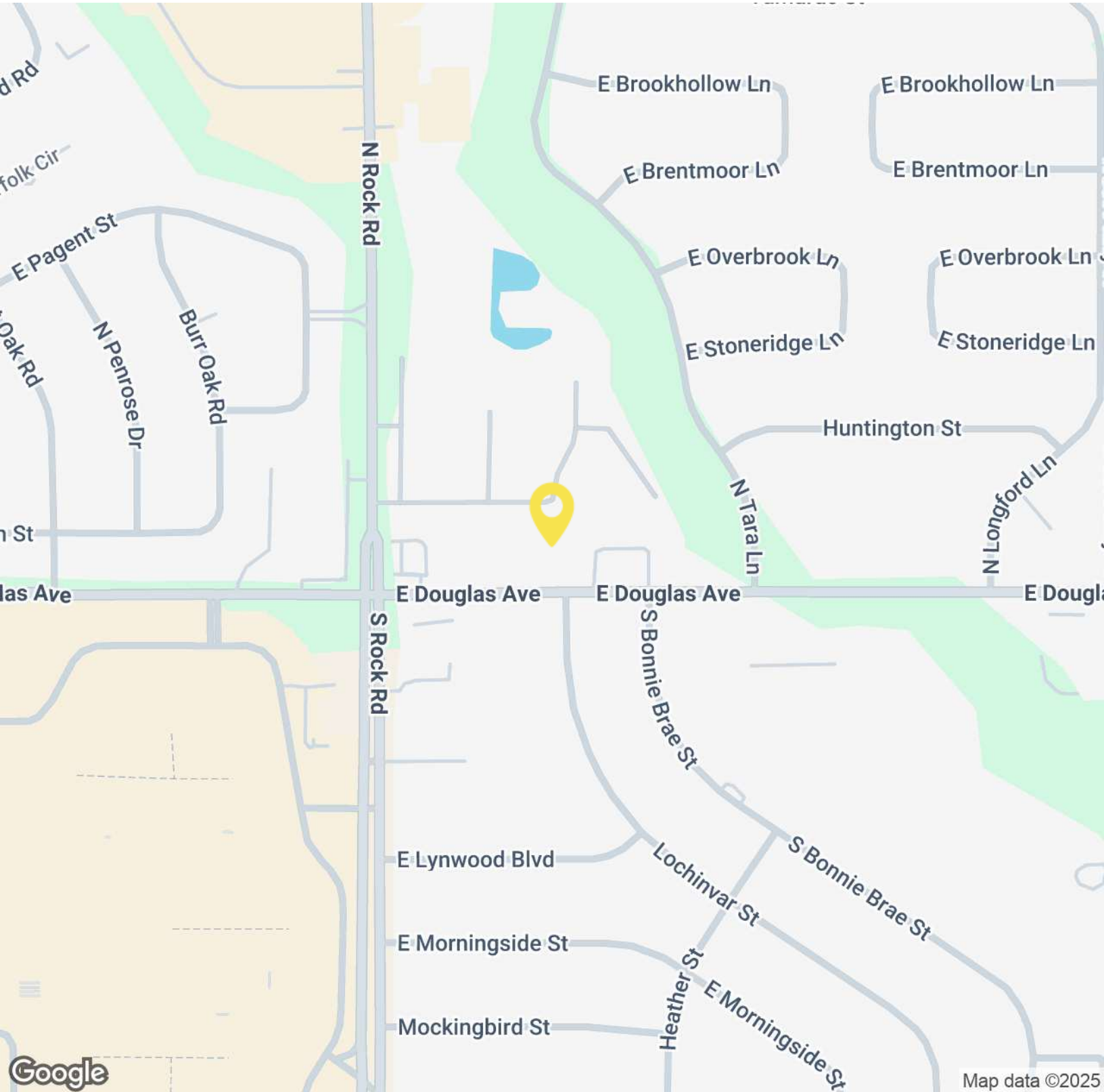


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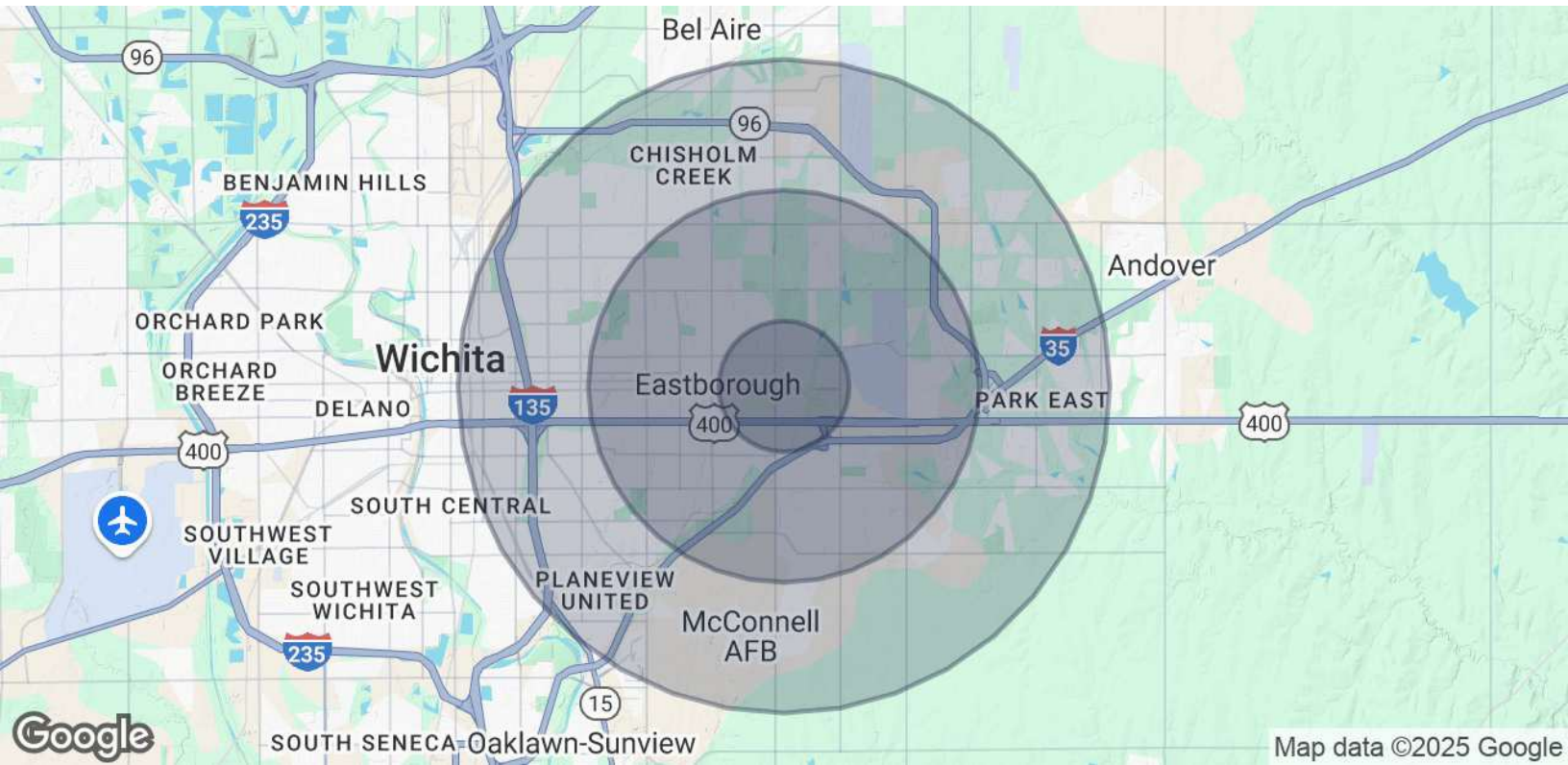


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Demographics Snapshot

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,404	80,664	174,065
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,259	34,310	70,877
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$119,831	\$89,706	\$85,510
Average House Value	\$313,156	\$261,595	\$243,659

Demographics data derived from AlphaMap

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Area Users

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