

FOR SALE OR LEASE

WEIGAND
COMMERCIAL



NORTH RIDGE ROAD MEDICAL OFFICE

3730 N. RIDGE RD., WICHITA, KS 67205

SALE PRICE	CONTACT BROKER
LEASE RATE	\$19.18 SF/YR. (NNN)
ESTIMATED NETS	\$6.98/SF
BUILDING SIZE	24,409 SF
AVAILABLE SPACE SUITE 200	4,909 SF
LOT SIZE	122,997 SF (2.82± A)
YEAR BUILT	2004
PARKING	APPROX. 157 SPACES

2025 TAXES	ZONING	LIMITED COMMERCIAL
GENERALS:	\$116,676.46	
SPECIALS:	\$60.00	

PROPERTY HIGHLIGHTS

- Located in the growing corridor of North Ridge Road.
- Turnkey medical office.
- Located less than one mile from Hwy. K-96.
- Monument signage.
- Ample parking.
- Area neighbors include: Northwest Family Physicians, Advanced Physical Therapy, US Dermatology Partners, plus many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	7,385	36,419	116,013
 AVG. HH INCOME	\$122,061	\$105,708	\$84,687
 MEDIAN AGE	38.2	38.6	38.2
TRAFFIC COUNTS			
 37TH ST. & RIDGE RD.			27,429 VPD
HWY. K-96 & RIDGE RD.			36,920 VPD

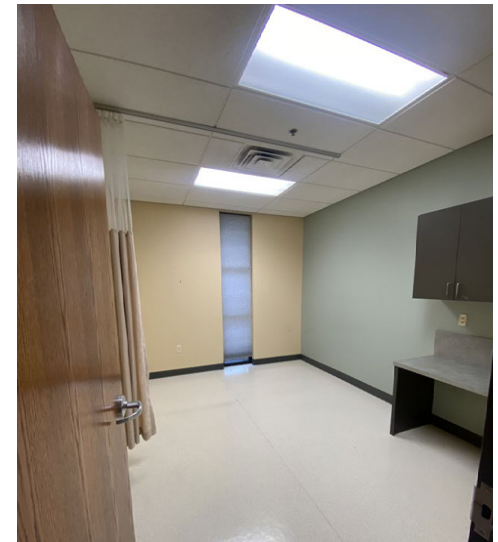


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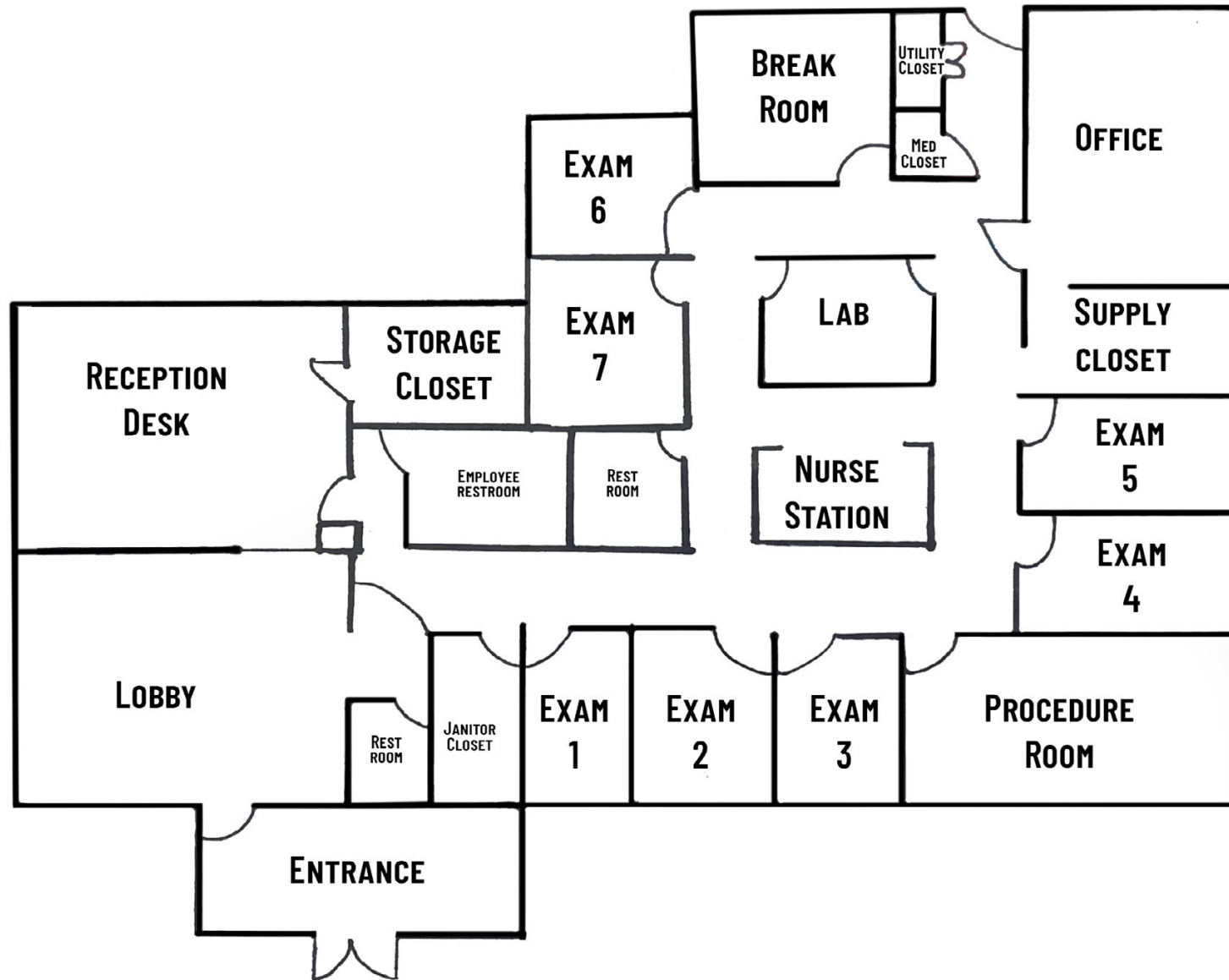
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Weigand Real Estate - Commercial
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INTERIOR PHOTOS



SUITE 200 FLOOR PLAN



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AERIAL VIEW



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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