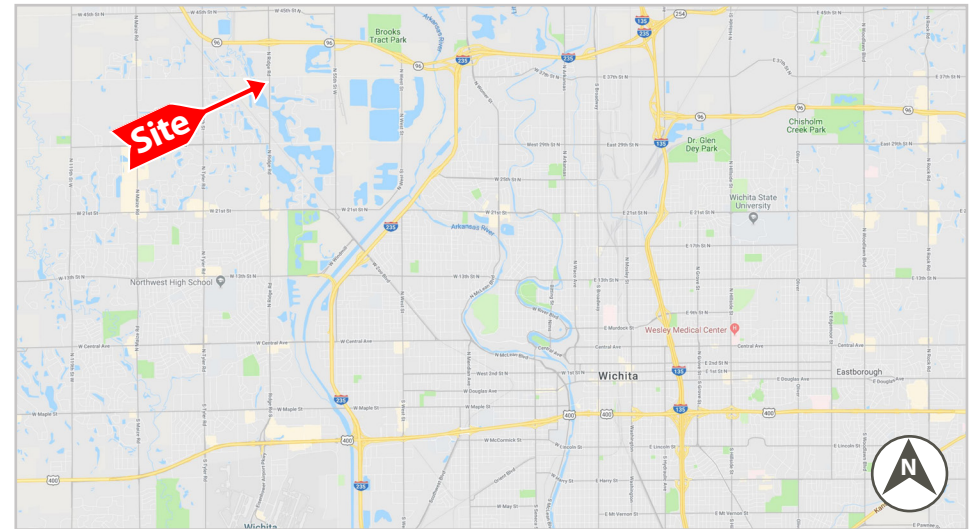
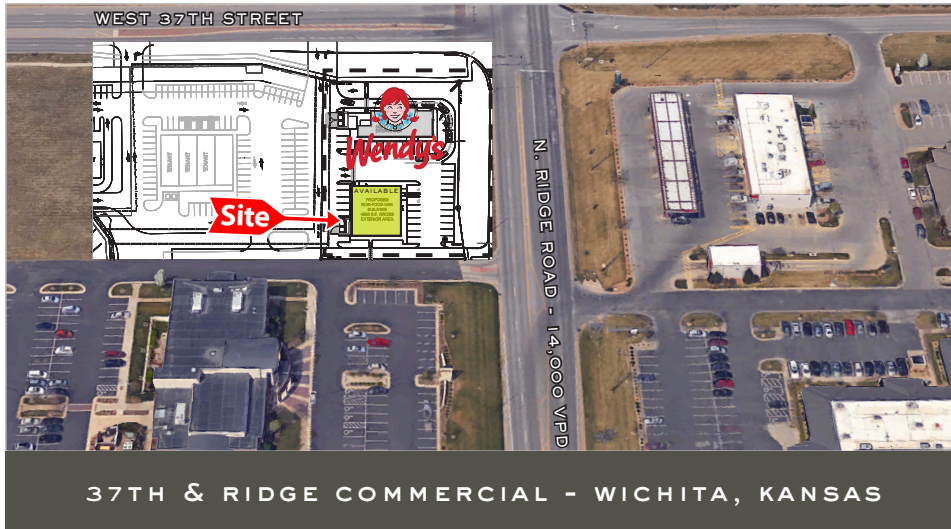


37TH AND RIDGE COMMERCIAL

WEST 37TH STREET NORTH & NORTH RIDGE ROAD - WICHITA, KANSAS 67205



PROPERTY OVERVIEW

- » Curbed in pad with utilities stubbed and access drives
- » Zoning: commercial
- » Ample parking
- » Up to 4,000 SF- Ideal for retail, medical, or professional office
- » Monument signage available
- » Join:



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|-------------------|-----------|----------|----------|
| Area Population | 31,824 | 109,632 | 334,509 |
| Average HH Income | \$100,037 | \$76,489 | \$66,835 |
| Households | 11,778 | 45,517 | 138,283 |

DAILY TRAFFIC

| | |
|------------------|------------|
| North Ridge Road | 14,000 VPD |
| Route 96 | 26,600 VPD |

AREA RETAILERS

| | | |
|---------------------------|---------------------|---------------------|
| Target | Lane Bryant | Olive Garden |
| Starbucks | Pier 1 Imports | Shoe Carnival |
| Firehouse Subs | Ross Dress for Less | Marshall's |
| Five Below | PetCo. | Walmart Supercenter |
| Academy Sports & Outdoors | Old Navy | Dillons Marketplace |
| ULTA Beauty | Bed, Bath & Beyond | Planet Fitness |
| Carter's | Lowe's | Eddie Bauer Outlet |

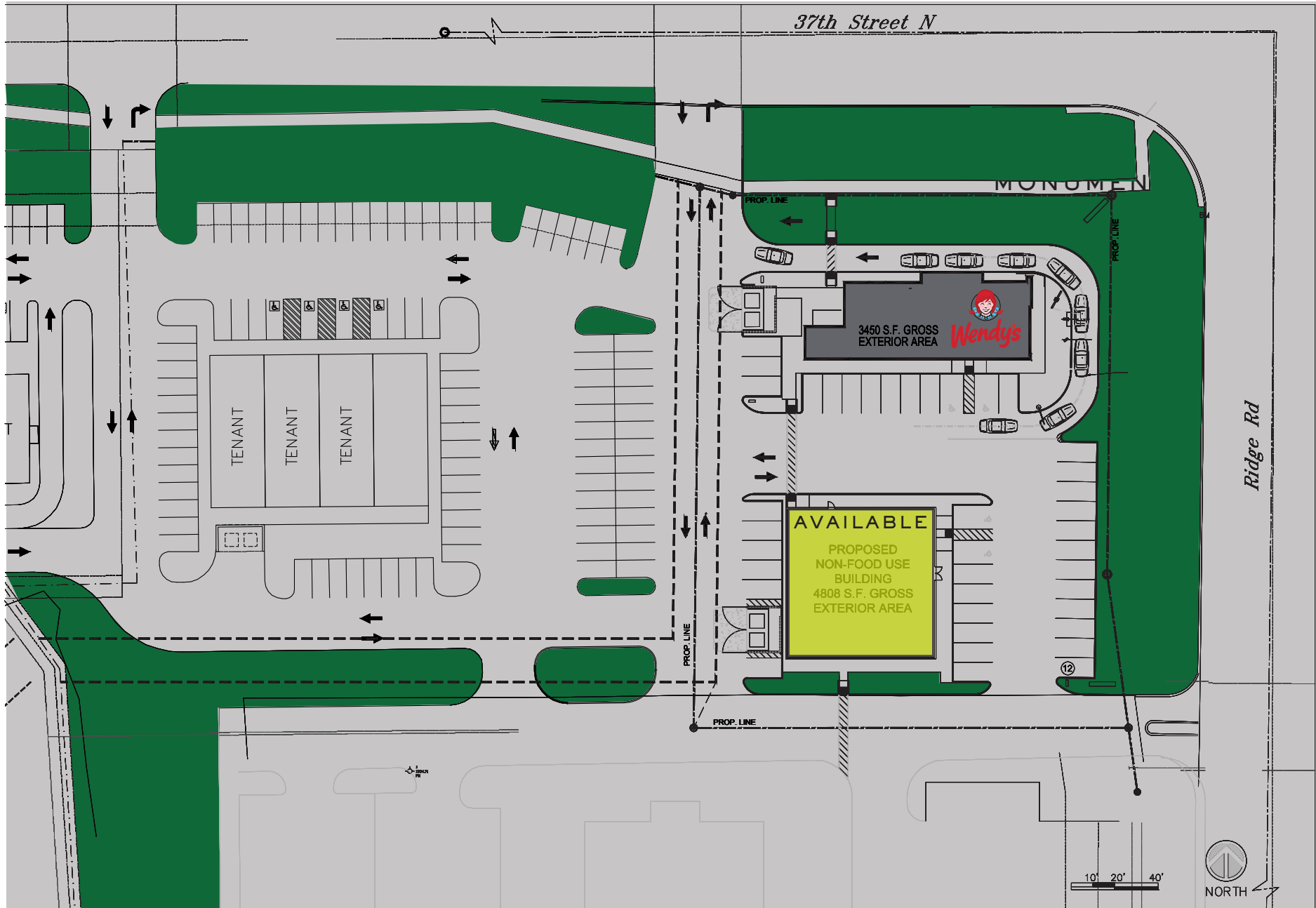


GRANT GARY
ggary@woodmont.com
817.377.7755

HANNAH BOSWELL
hboswell@woodmont.com
918.978.3100

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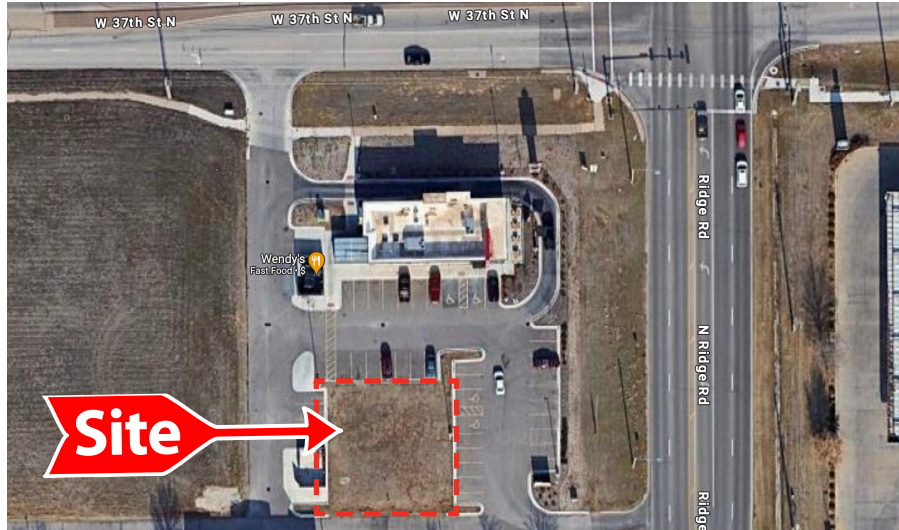
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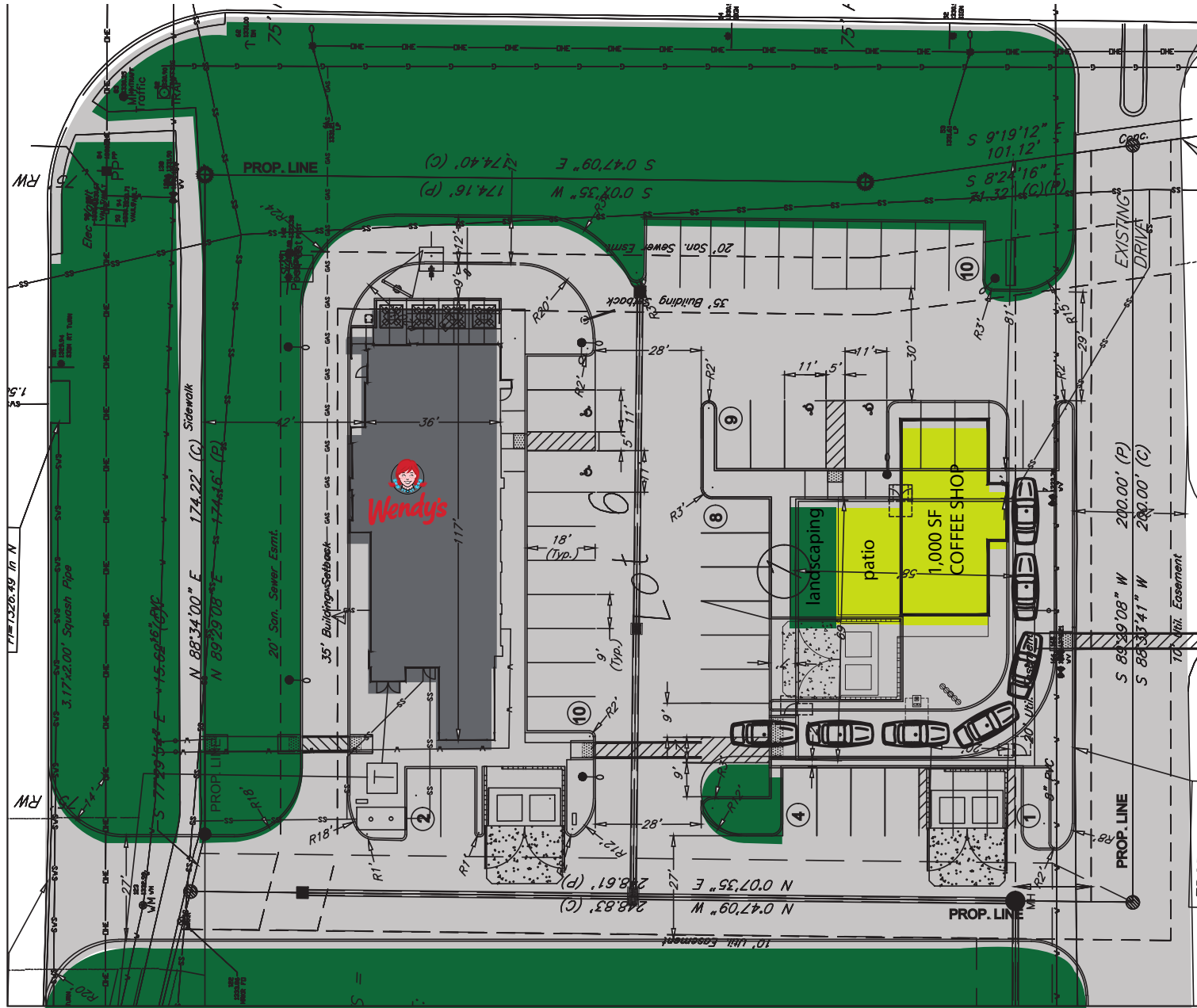
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