



# STUNNING MEDICAL SUITE WITH END-CAP AVAILABILITY

FOR SUBLEASE 3931 N. RIDGE RD., SUITE 108, WICHITA, KS 67205

**SUBLEASE RATE** \$19.00/SF, NNN

**ESTIMATED NNN'S** \$7.74/SF

**AVAILABLE SPACE**  
SUITE 108 3,000 SF

**PARKING** 56 SPACES

**ZONING** LC

## PROPERTY HIGHLIGHTS

- Highly visible 3,000 SF end-cap suite ideally suited for medical, wellness, or professional office users, featuring prominent storefront exposure and monument signage opportunities.
- Located near the new Dillons development currently under construction – a \$35 million project anticipated to open in Fall 2027 – expected to drive additional traffic, consumer activity, and long-term growth throughout the corridor.
- Positioned along Ridge Road near K-96 and surrounded by established medical providers, professional services, retail amenities, and new multifamily development.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,756	33,504	106,043
AVG. HH INCOME	\$147,369	\$133,991	\$100,762
MEDIAN AGE	32.1	33.1	33.8
TRAFFIC COUNTS			
ALONG K-96 HWY.			28,164 VPD
ALONG RIDGE RD.			17,806 VPD
ALONG 37TH ST.			6,483 VPD

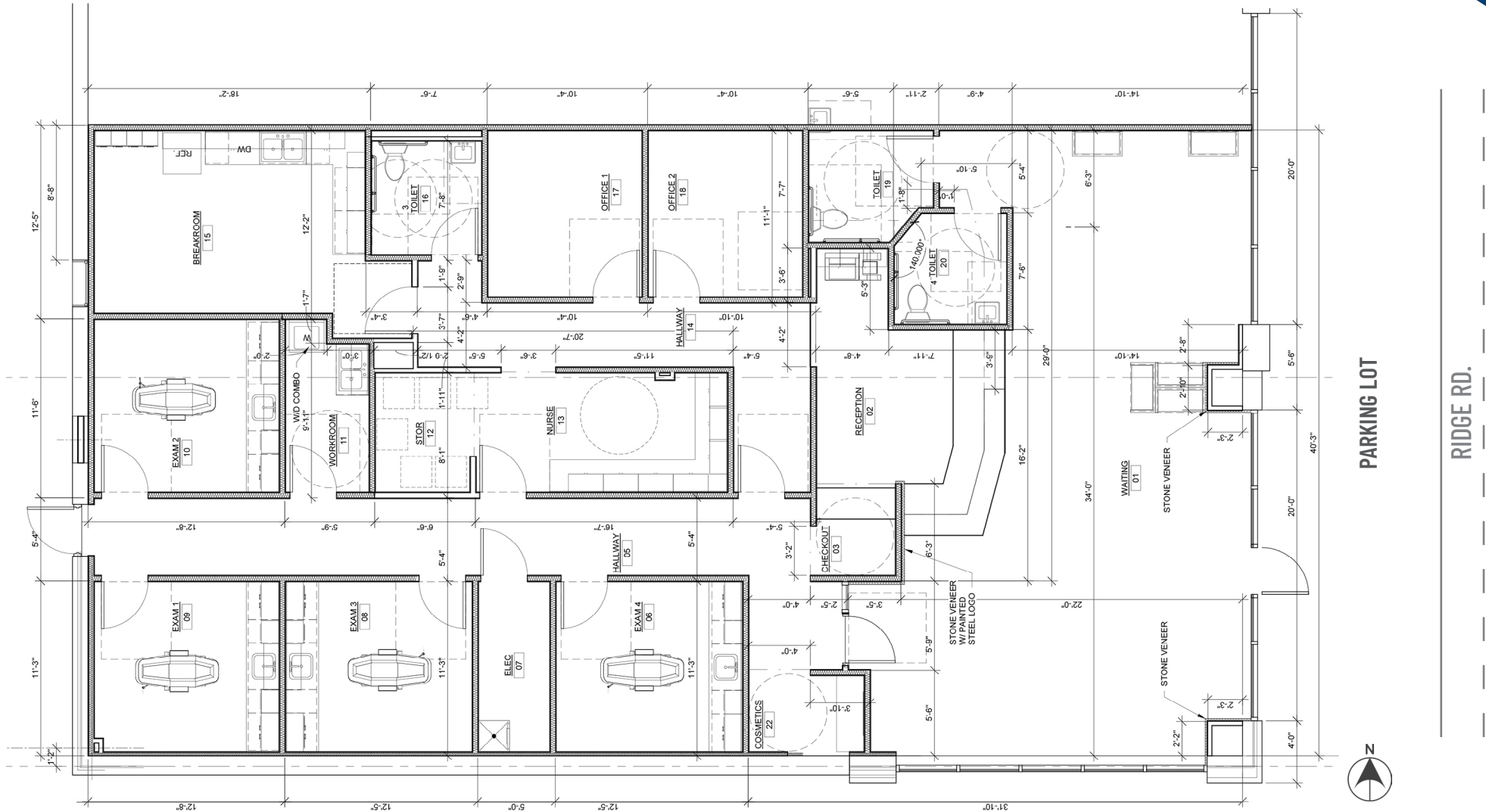
## AREA NEIGHBORS INCLUDE



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## FLOOR PLAN



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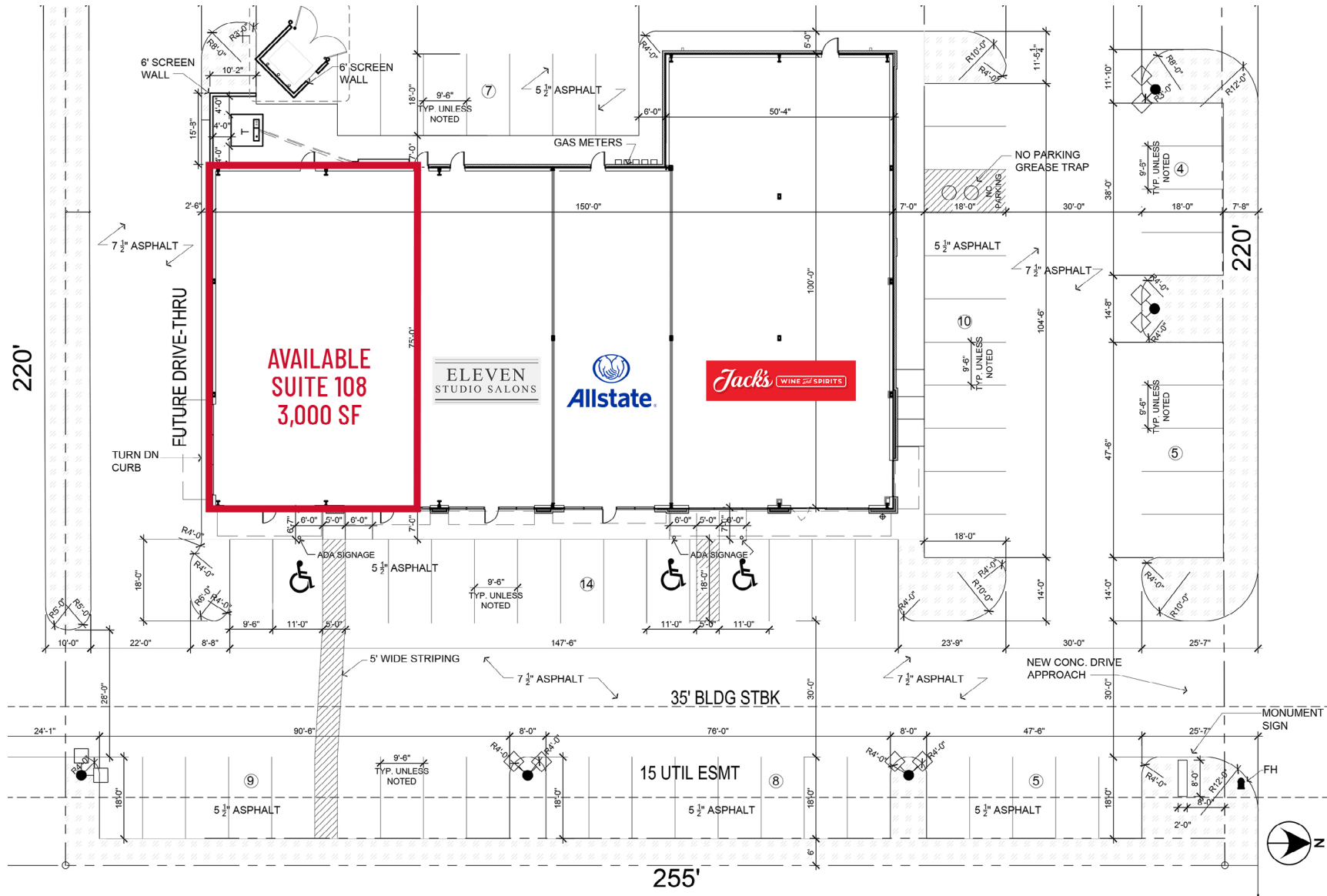
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**Weigand Real Estate - Commercial**  
Office: (316) 262-6400  
[Weigand.com](http://Weigand.com)

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## SITE PLAN



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**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



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