



FOR SUBLEASE

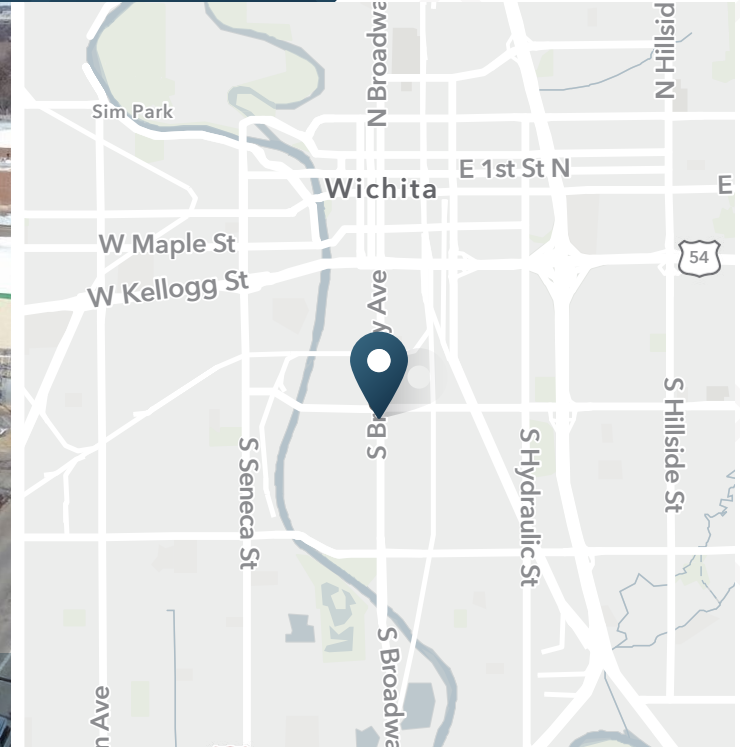
Former Walgreens

1555 S Broadway Ave | Wichita, KS 67211



Former Walgreens

1555 S Broadway Ave | Wichita, KS



14,490 SF

Available

04/01/2028

Lease Expiration

\$13.00/PSF

Rate

DESCRIPTION

- Located at the signalized corner of Harry and S Broadway Ave in Wichita, KS
- Building Type: Freestanding retail building with ample parking (approx. 60 spaces) on 61,420± SF of land
- Built in 2007
- Zoning: Limited Commercial
- Nearby retailers include: Family Dollar, Dollar Tree, The Tire Store and Boost Mobile
- All offers subject to Walgreens Real Estate Committee

NEARBY RETAILERS



TRAFFIC COUNTS

Harry & S Broadway Ave

20,138 AADT



**DOWNTOWN
WICHITA**

SITE

DOLLAR TREE

TIRE STORE

FAMILY DOLLAR

**boost
mobile**

HARRY ST.

BROADWAY

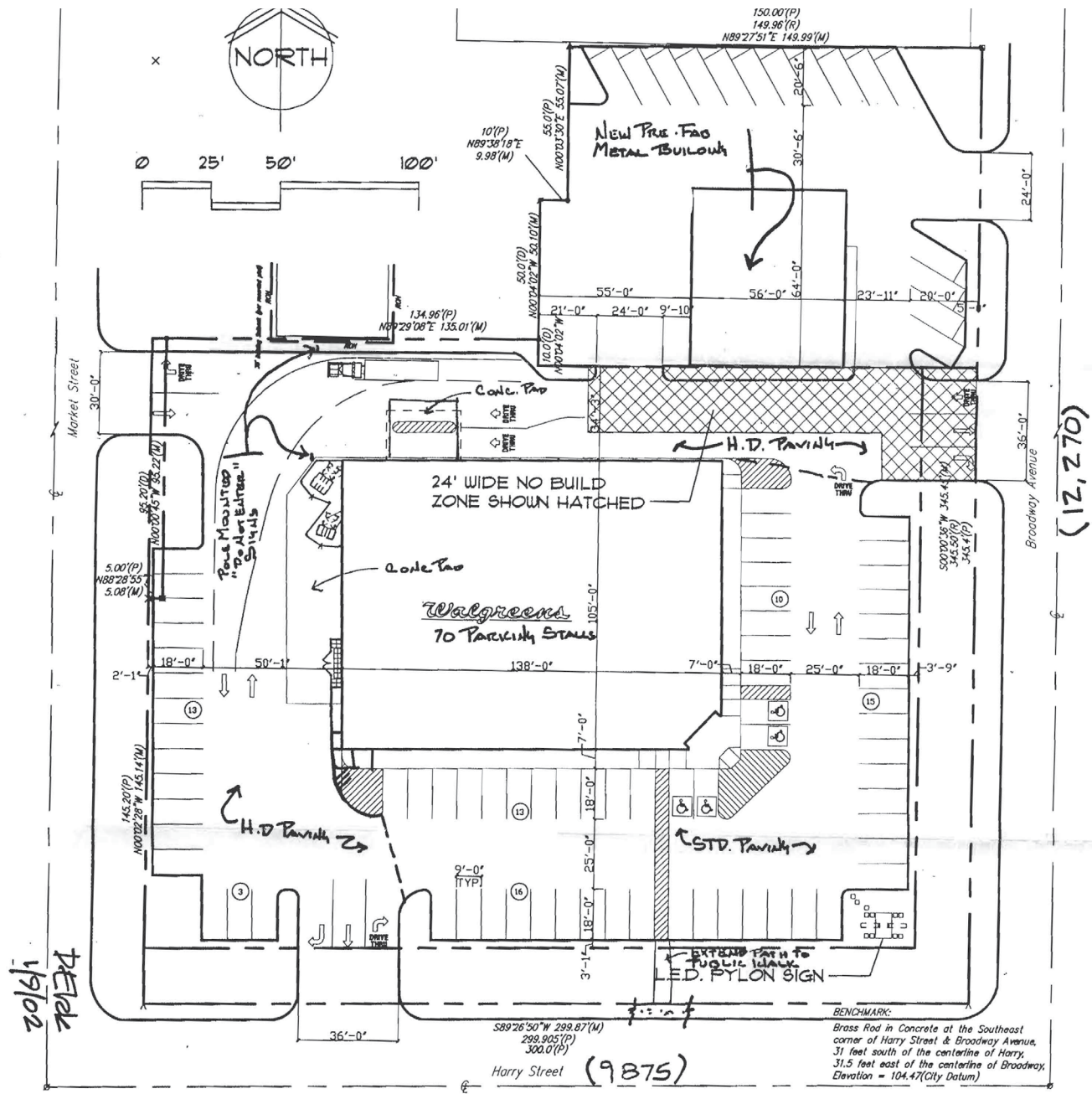
ACE CASH EXPRESS

**BROADWAY
SQUARE**

**FRONTIER
MOTEL**

Site Plan

1555 S Broadway Ave | Wichita, KS



DEMOGRAPHIC HIGHLIGHTS

1 MILE

12,274	10,754	\$52,838	4,933
2024 Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

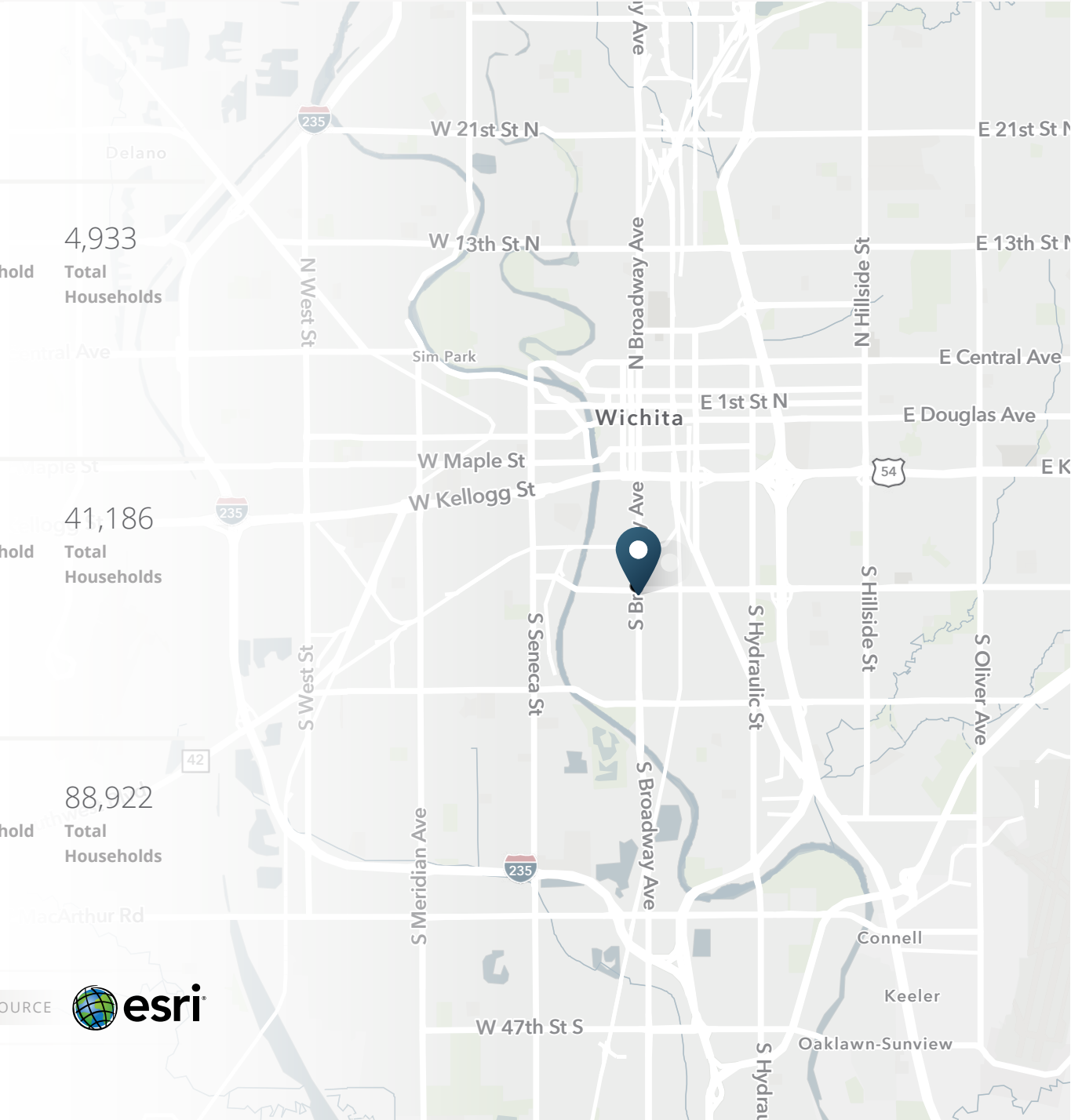
98,849	128,943	\$61,031	41,186
2024 Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

217,766	266,507	\$64,893	88,922
2024 Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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