



# OLD TOWN RETAIL

FOR LEASE 141 N. ROCK ISLAND, WICHITA, KS 67202

<b>SF AVAILABLE</b>	3,350 SF
<b>LEASE RATE</b>	Contact Broker
<b>ESTIMATED NNN</b>	\$3.90/SF
<b>YEAR BUILT</b>	1923
<b>PARKING</b>	Street Parking

### PROPERTY HIGHLIGHTS

- Prime retail space available for lease in the heart of Old Town.
- Open floor plan with common area restrooms plus 1,299 SF of dedicated storage in the basement with a private parking space.
- No restaurants and bars allowed per HOA.
- Nearby neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE	32.5	33.2	33.8
POPULATION	10,240	113,583	231,411
AVG. HH INCOME	\$68,916	\$65,149	\$71,841
TRAFFIC COUNTS			
1ST ST. & WASHINGTON	19,940 VPD		

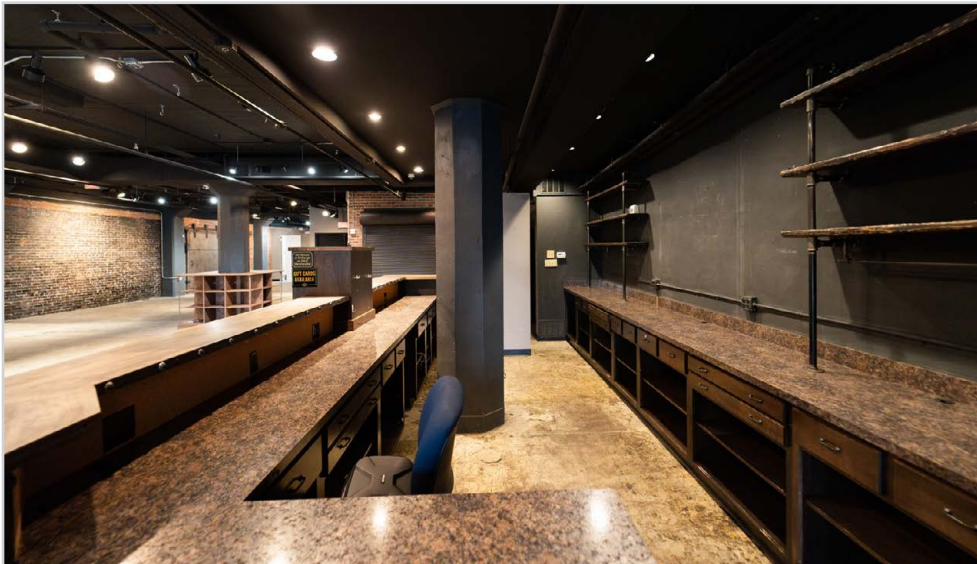


Austin Swisher, CCIM | 316-292-3902 | aswisher@weigand.com

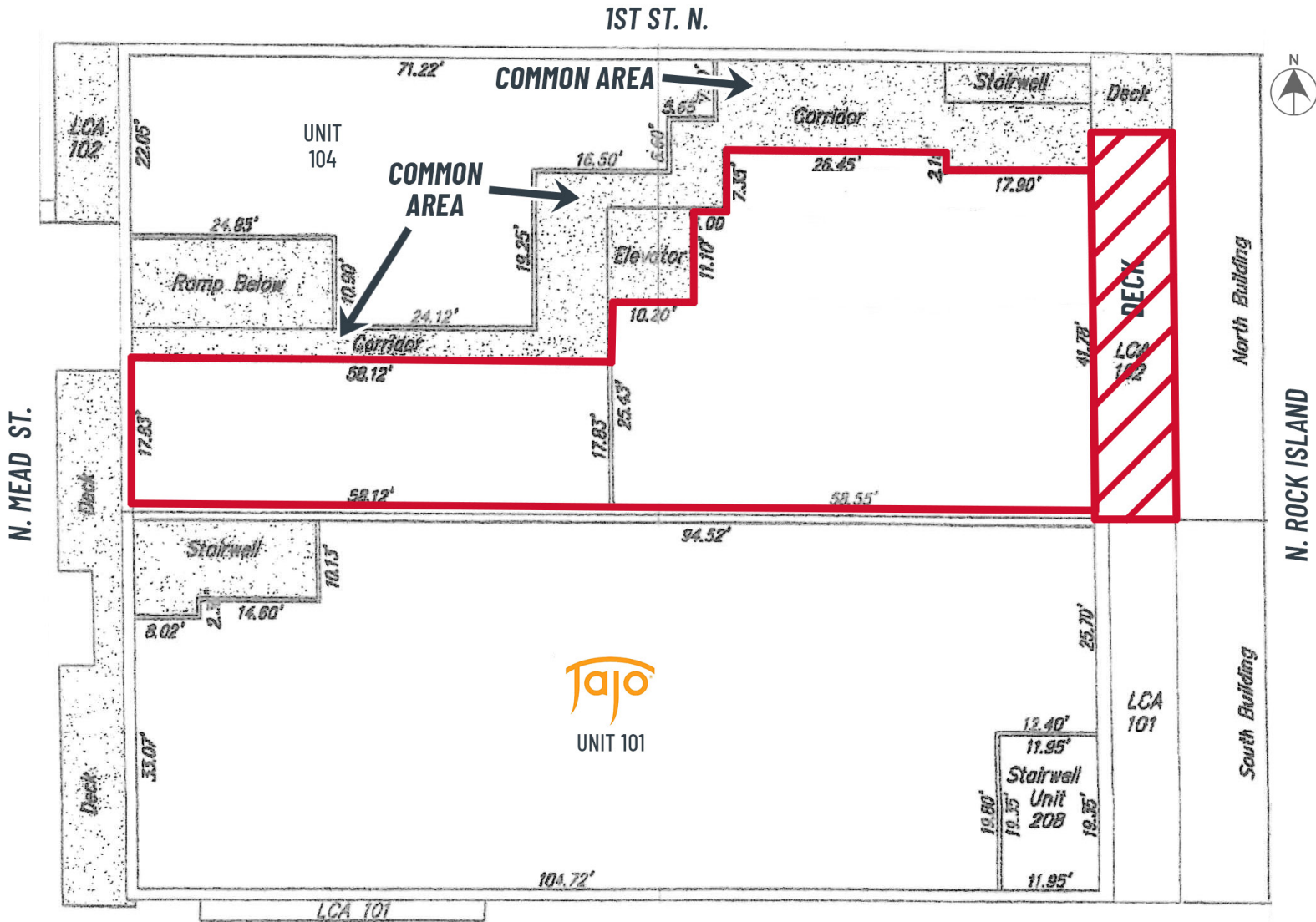
Weigand Real Estate - Commercial  
Office: 316-262-6400  
WeigandCommercial.com



**INTERIOR PHOTOS**

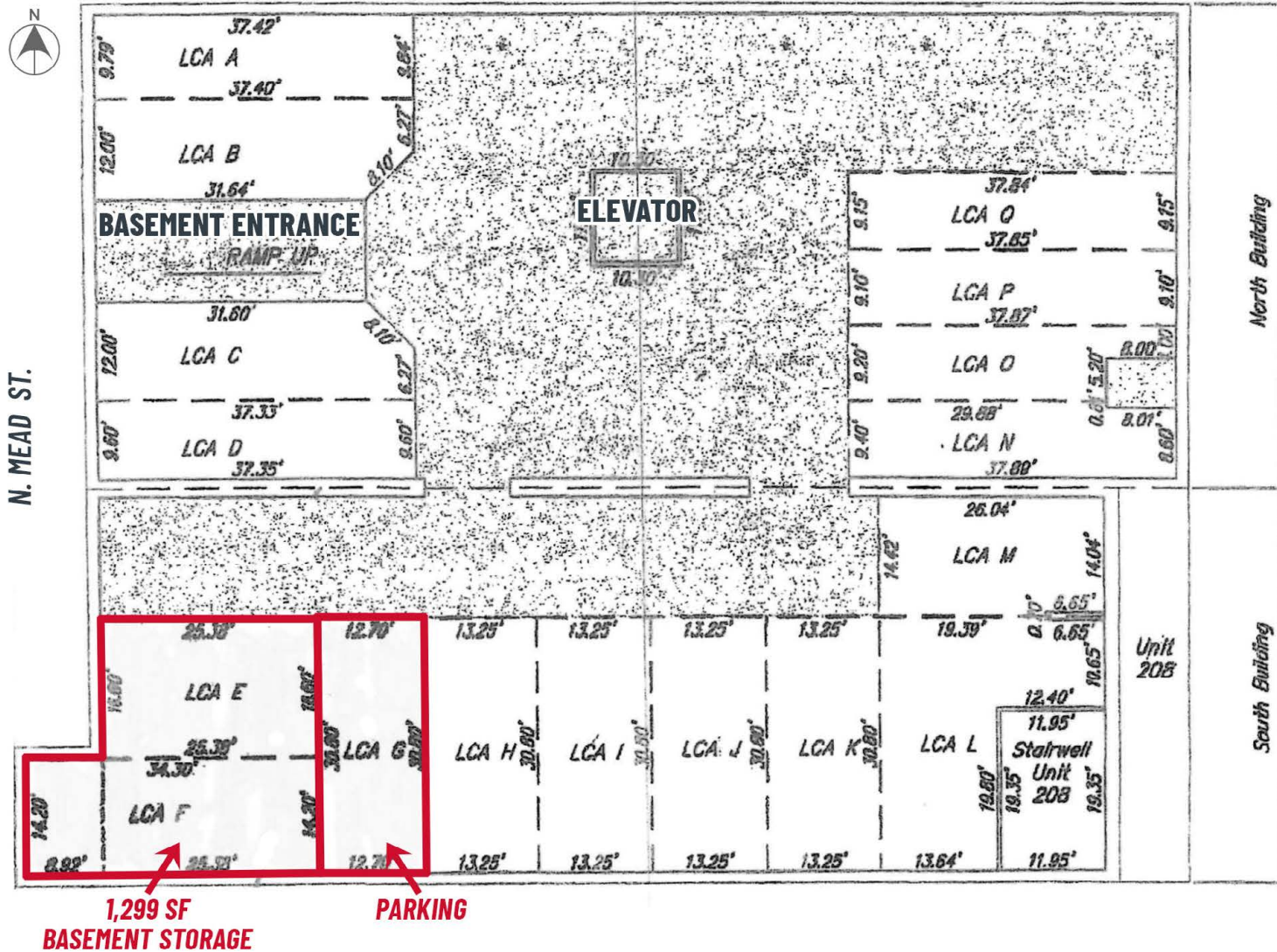


**FLOOR PLAN - FIRST FLOOR**





**FLOOR PLAN - BASEMENT**





**PARKING PLAN**



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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