

Retail Redevelopment

2301 S. MERIDIAN



Property Description

Unique Opportunity To Lease In An Iconic Building Staged For Multi-Tenant Retail Redevelopment. Anchoring The Northwest Corner Of Pawnee & Meridian, This Sought-After Building Is Now Available For Pre-Leasing.

Property Highlights

- New Ownership - Well Capitalized
- New Facade Planned
- Versatile Square Footages Available
- Heavy Daytime Employment in Surrounding Area
- Pad Site Available Along Meridian
- Below Market Rents and Triple Nets

Offering Summary

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	10,000 SF - 100,000 SF
Building Size:	100,000 SF

Demographics	2 Miles	3 Miles	5 Miles
Total Households	13,550	27,597	67,206
Total Population	33,210	66,637	161,353
Average HH Income	\$57,050	\$55,986	\$61,555

Adam Clements, CCIM

Vice President

316.204.7693

adamclements@buildersinc.com

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Highlights

2301 SOUTH MERIDIAN, WICHITA, KS



Property Highlights

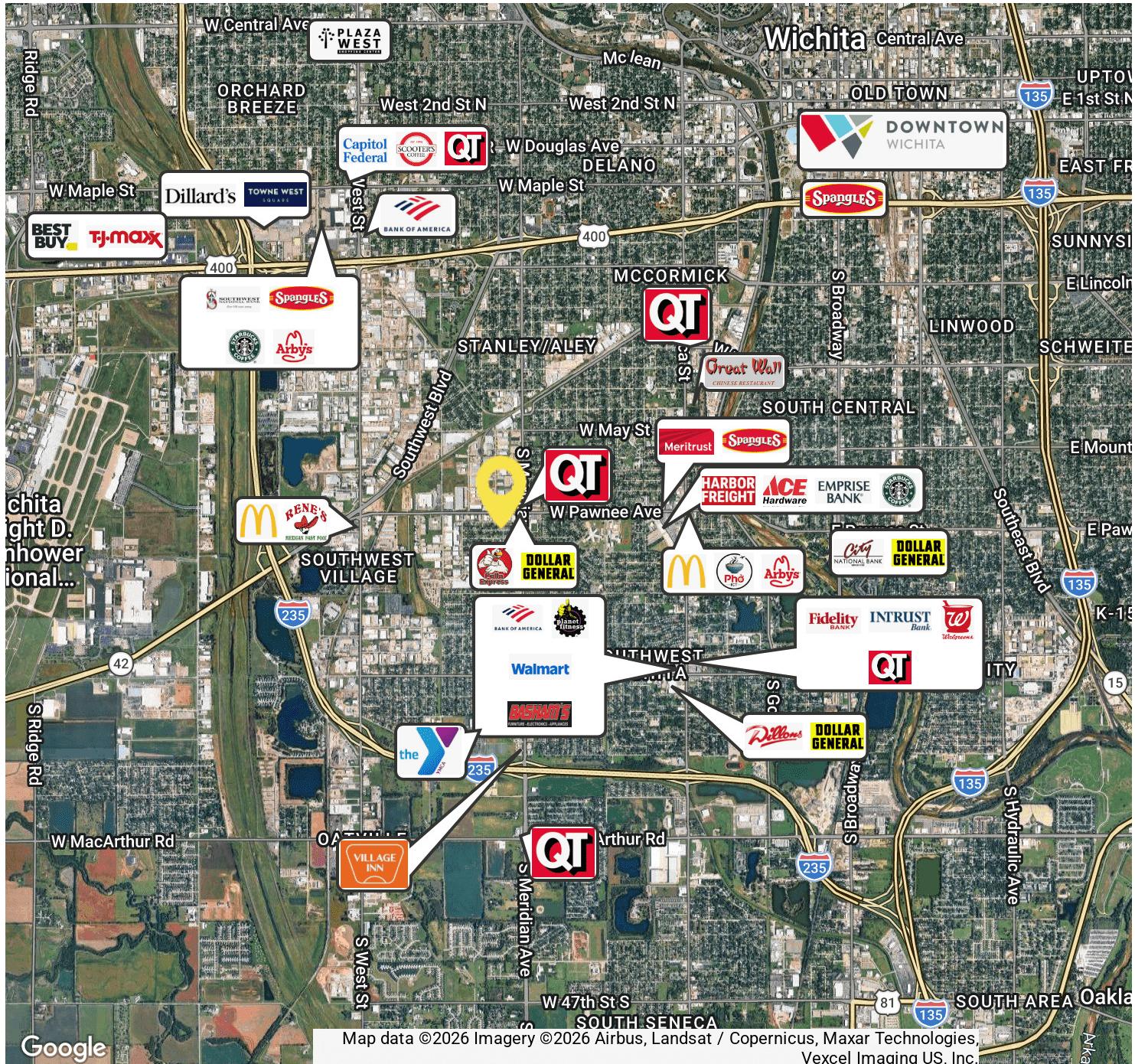
- New Facade Planned - New Tenant May Contribute Input On Aesthetic Based On Brand Standards
- Over 350 Parking Stalls
- Dock Access
- Outdoor Storage Available
- Brand New Monument Sign Coming Soon
- Accessible To Virtually Entire Wichita Metro In Fifteen Minutes
- Heavily Underserved Intersection
- Over 54,000 Daytime Employees Work Within A 3 Mile Radius
- Two Minutes From K-15/Southwest Boulevard And Seven Minutes From Kellogg/US Hwy 400.

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Area Retail

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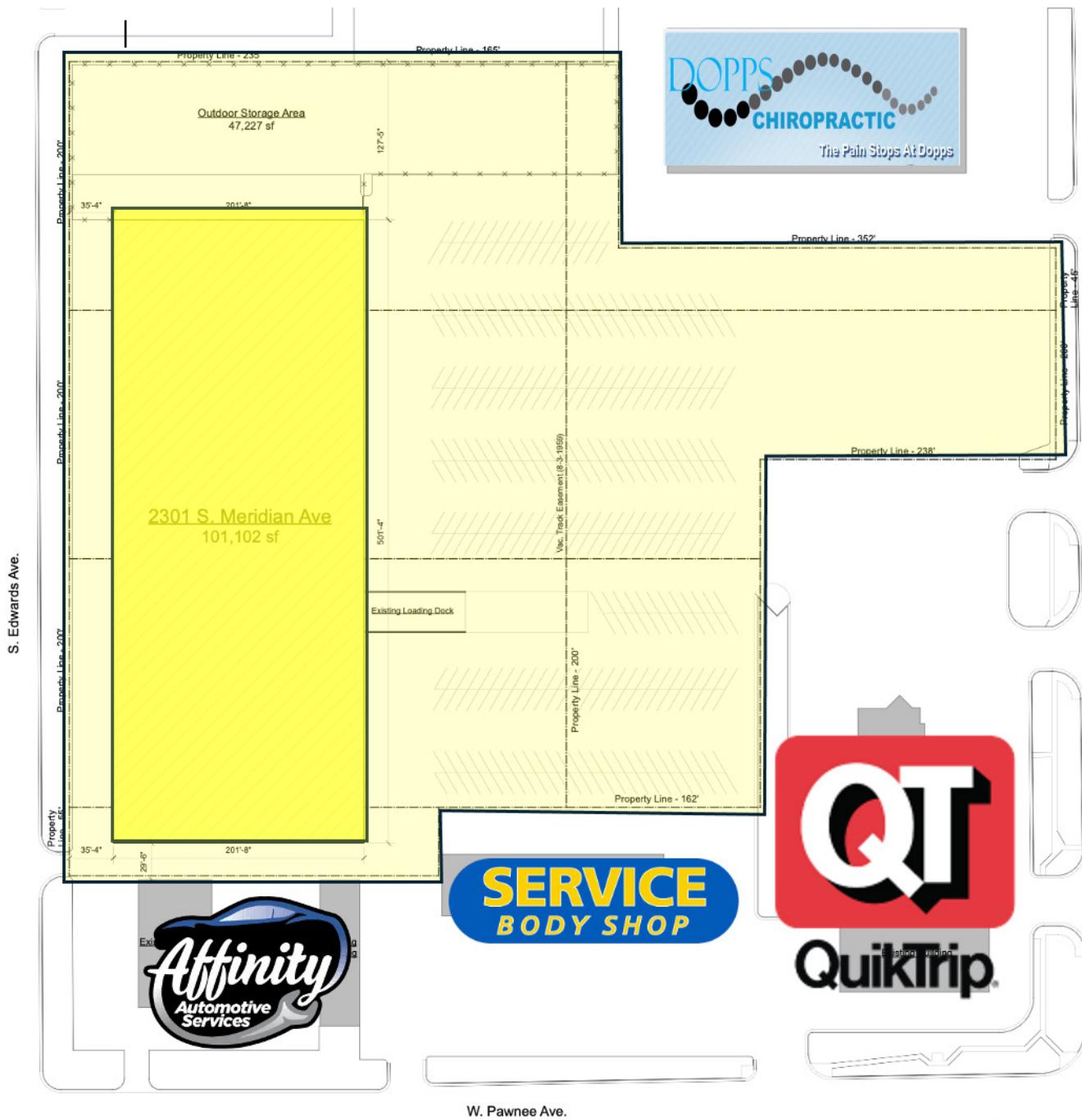
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Site Plan

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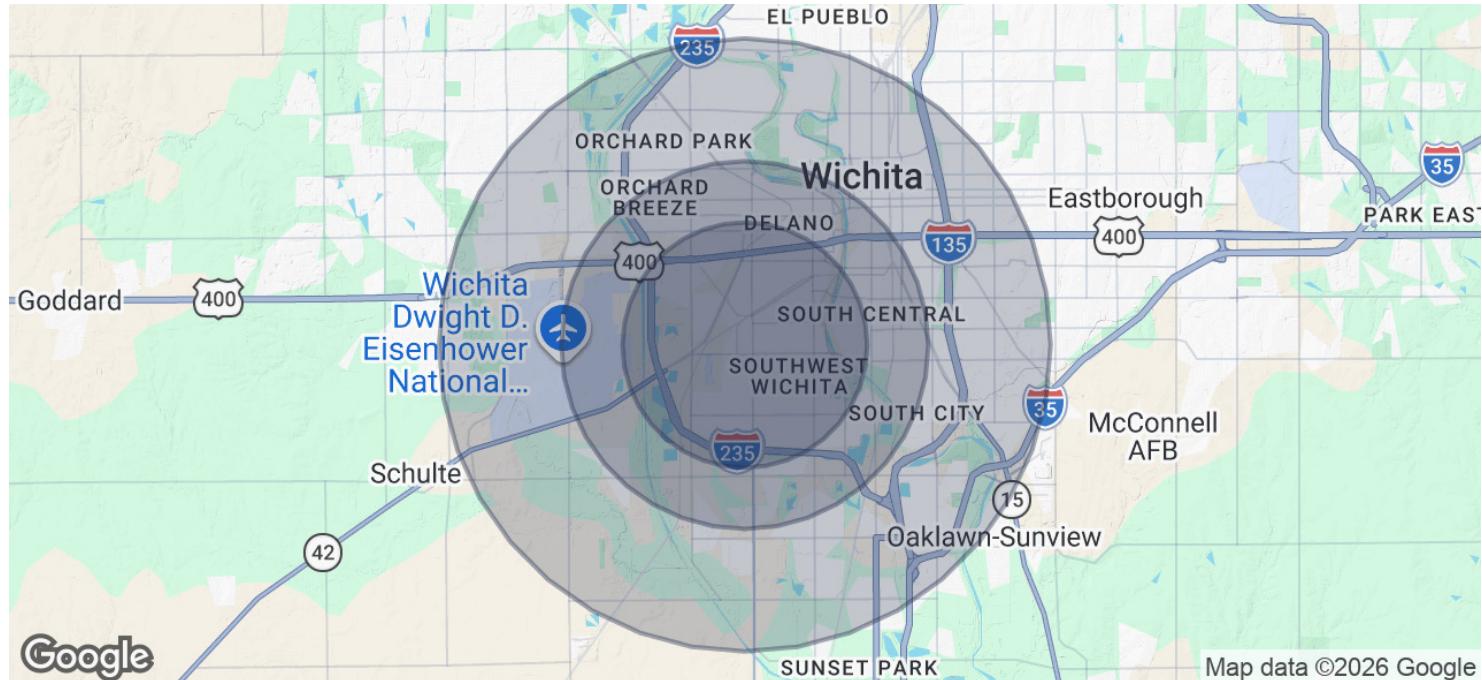


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Demographic Map & Report

2301 SOUTH MERIDIAN



Population	2 Miles	3 Miles	5 Miles
Total Population	33,210	66,637	161,353
Average Age	37	37	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

Households & Income	2 Miles	3 Miles	5 Miles
Total Households	13,550	27,597	67,206
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$57,050	\$55,986	\$61,555
Average House Value	\$131,357	\$137,247	\$155,456

Demographics data derived from AlphaMap

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