

FORMER FAMILY DOLLAR

600 W. 33rd St. N. | Wichita, KS 67204
FOR SUBLEASE CONTACT BROKER



BUILDING SIZE
9,180 SF (PER COUNTY)

SITE SIZE
38,997 SF (0.90 A)

CEILING HEIGHT
11'8" TO DROP CEILING
12'7" TO TRUSS
14'8" TO DECK

YEAR BUILT
2022

PARKING
34+ SPACES

ZONING
LC

2023 TAXES (\$2.41/SF)
GENERALS: \$22,069.46
SPECIALS: \$8.89



TRAFFIC COUNTS
APPROX. 5,686 VPD @ ARKANSAS
APPROX. 6,094 VPD @ 29TH ST. N.

PROPERTY HIGHLIGHTS

- Second generation retail space available for sublease.
- Freestanding building with pylon signage.
- Great visibility and ample parking.



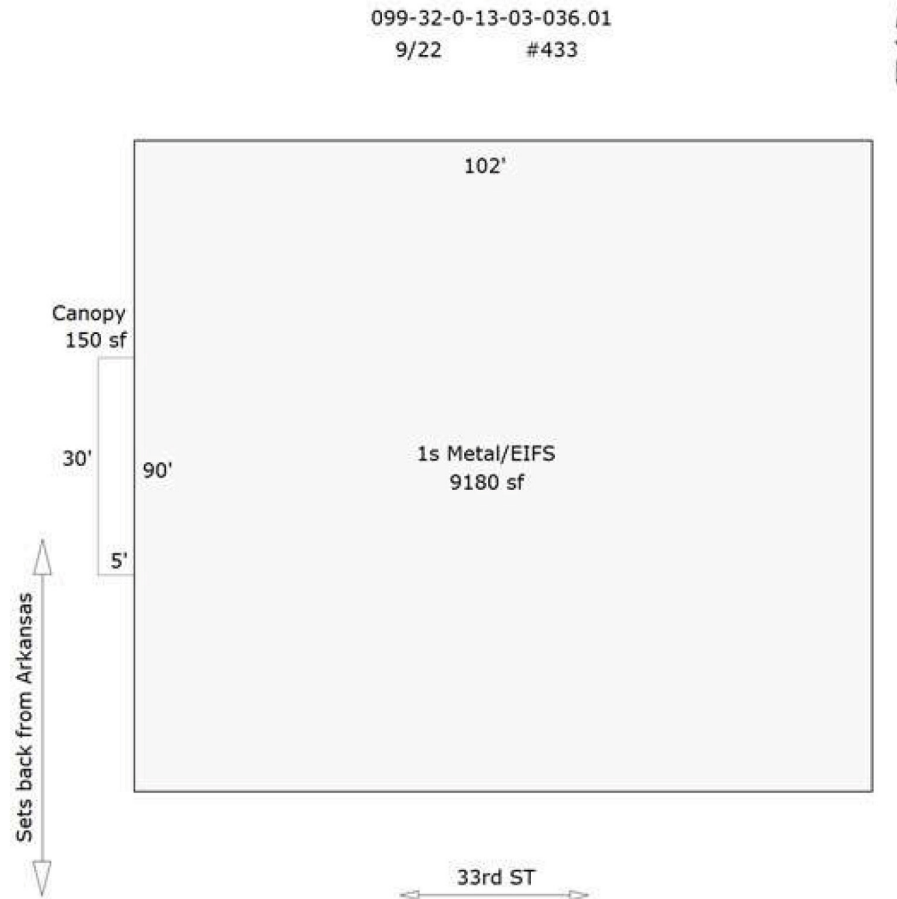
Offered by: **Grant Tidemann, SIOR**
316-292-3908 | tidemann@weigand.com

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

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FLOOR PLAN



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,920	47,141	149,976
AVG. HH INCOME	\$77,970	\$76,853	\$81,903
MEDIAN AGE	30.5	34.1	34.3



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