



FORMER FAMILY DOLLAR

1755 S. WEBB RD., WICHITA, KS 67207

FOR LEASE CONTACT BROKER



BUILDING SIZE	9,270 SF (PER COUNTY)
SITE SIZE	46,765 SF (1.08± AC.)
CEILING HEIGHT	11'8" TO DROP CEILING 12'7" TO TRUSS 14'8" TO DECK
YEAR BUILT	2020
PARKING	27 SPACES
ZONING	LC, LIMITED COMMERCIAL

PROPERTY HIGHLIGHTS

- Excellent location in growing part of Southeast Wichita.
- All FF&E has been removed.
- Area neighbors include:



TRAFFIC COUNTS

 AT E. HARRY ST.	17,765 VPD
 AT WEBB RD.	17,101 VPD

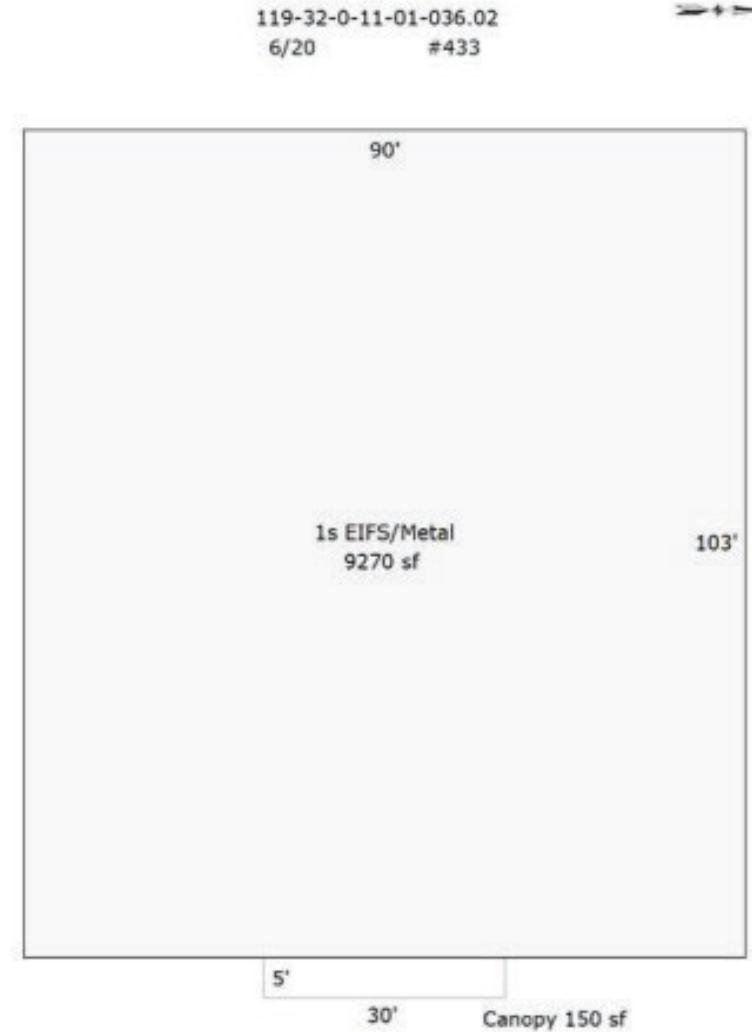


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Weigand Real Estate - Commercial
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FLOOR PLAN



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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WEIGAND
COMMERCIAL

AERIAL VIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,840	54,494	133,969
AVG. HH INCOME	\$89,544	\$104,805	\$108,806
MEDIAN AGE	32.8	34.5	36.2

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