

VALLEY CENTER OFFICE

841 S. Meridian Avenue | Valley Center, KS 67147
LEASE RATE \$1,200/Month, Gross



SITE SIZE
29,211 SF

BUILDING SIZE
4,000 SF

AVAILABLE SPACE
SUITE 2: 800 RSF

ZONING
GENERAL BUSINESS
DISTRICT

YEAR BUILT
2013

CONSTRUCTION
STUD

PARKING
18 SPACES




2023 TAXES
GENERALS: \$15,583.53 SPECIALS: \$7.11

PROPERTY HIGHLIGHTS

- Office space for lease in Valley Center.
- Excellent visibility on Meridian.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
|--|--------|---------|---------|

| | | | |
|---|-----------|-----------|-----------|
|  POPULATION | 3,534 | 12,417 | 26,739 |
|  AVG. HH. INCOME | \$101,988 | \$104,363 | \$103,581 |
|  MEDIAN AGE | 35.4 | 39.0 | 38.9 |

TRAFFIC COUNTS
 APPROX. 4,600 VPD AT MERIDIAN AVE. & FORD ST.

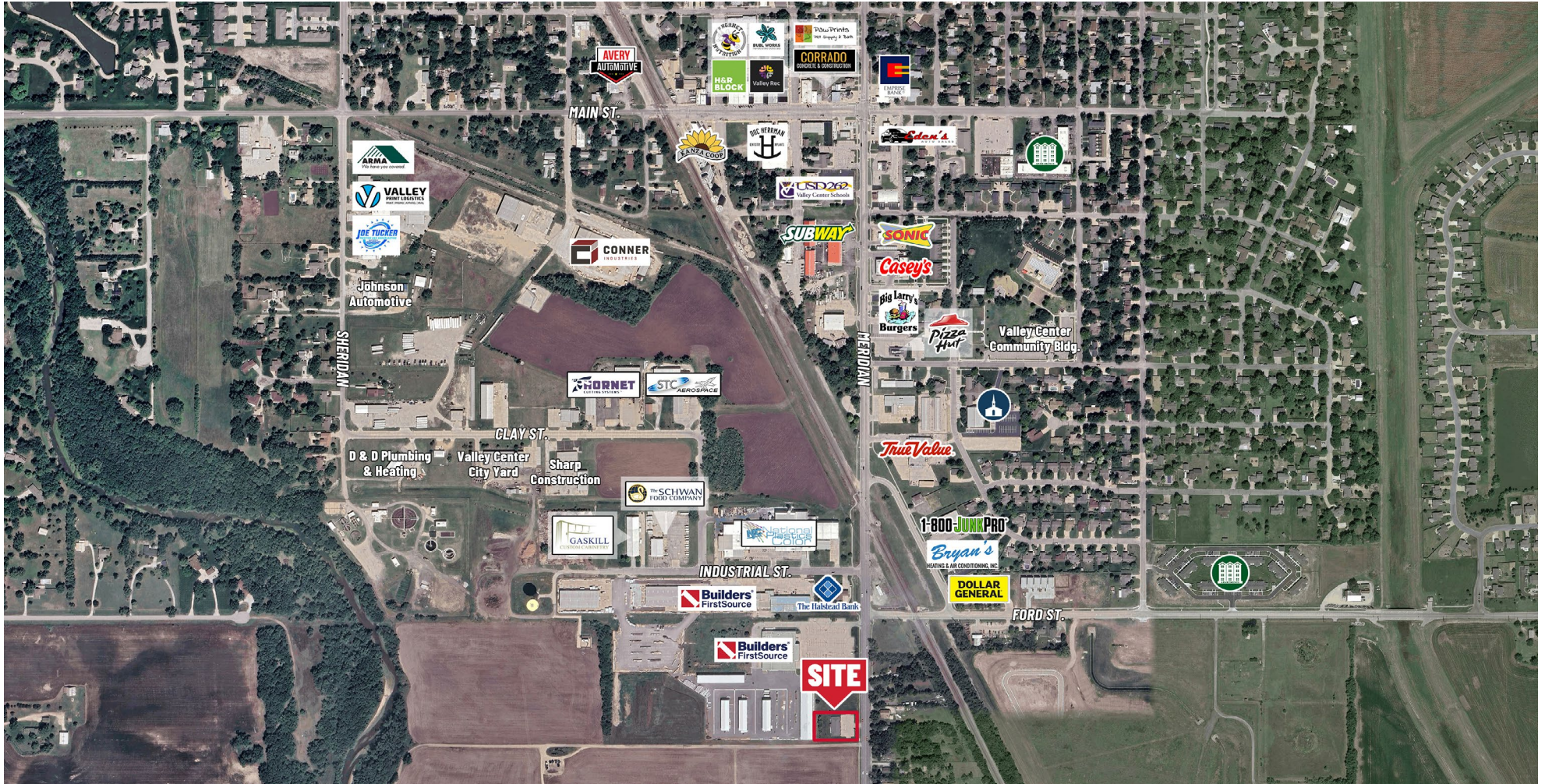


Offered by: **Bradley Tidemann, SIOR** | 316-650-8853 | btidemann@weigand.com

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AERIAL VIEW



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