



2 PAD SITES AT HIGH TRAFFIC SW WICHITA INTERSECTION

FOR LEASE SW/C PAWNEE & SENECA ST., WICHITA, KS 67217

LEASE RATE	CONTACT BROKER
ESTIMATED NETS	TBD
PAD A (FACING PAWNEE)	35,101 SF
PAD B (FACING SENECA)	37,069 SF
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- Two development-ready pad sites available within an established shopping center near Pawnee and Seneca, offering excellent opportunities for retail, restaurant, or service users.
- Pad sites allow for build-to-suit or ground lease options, ideal for national, regional, or local retailers seeking a strong South Wichita presence.
- Positioned within a neighborhood shopping center surrounded by established retailers and dense residential neighborhoods that drive consistent customer traffic.
- Easy ingress and egress from Pawnee and Seneca with shared parking and convenient access for customers from surrounding areas.

AREA BUSINESSES INCLUDE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,586	79,263	190,138
AVG. HH INCOME	\$64,358	\$61,116	\$65,087
MEDIAN AGE	34.1	33.2	33.9
TRAFFIC COUNTS			
PAWNEE AVE. SENECA ST.			18,656 VPD 14,833 VPD



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SITE PLAN

	TENANT	UNIT #	SF
1	H & R BLOCK	2561-30	
2	AVAILABLE	2561-20	2,800
3	PET SUPPLIES PLUS	2561	
4	AVAILABLE	2559-30	8,354
5	WESTLAKE ACE HARDWARE	2559-10	
6	GARDEN CENTER	2557	5,556
7	AVAILABLE	2535	7,195
8	SUBWAY	2533	
9	CRAZY BIN STORAGE	2531	
10	ABLELIGHT THRIFT	2523	
11	RENT-A-CENTER	2515	
12	EL RIO BRAVO SUPERMARKET	2501	
13	AVAILABLE	2495	2,534
14	AVAILABLE	2491	3,207
15	HARBOR FREIGHT	2487	
16	AVAILABLE	2465	31,946
17	AUTOZONE	2445	
18	USPS	2510	
19	AVAILABLE	1415	4,800
20	ATM	2445	
21	AVAILABLE DRIVE-THRU	1215-1	1,793
22	AVAILABLE	1215-2	1,413
23	AVAILABLE	1215-3	1,780
24	AVAILABLE	1215-4	1,780
25	AVAILABLE	1215-5	1,780
26	AVAILABLE	1215-6	3,250
27	WINCHELL'S DONUTS	1205	
28	LONG JOHN SILVER'S	1129	
29	CALVIN'S HAMBURGER HAVEN	2417B	
30	DOMINO'S PIZZA	2417A	
31	ARBY'S	2425	
32	EMPRISE BANK	2433	
33	CHIPOTLE	2439	
34	STARBUCKS	2525	
35	WESTWAY CAR WASH	2569	



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AERIAL VIEW



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