



## SMALL OFFICE SPACE NEAR DOUGLAS & WEST FOR LEASE 125 S. WEST ST., WICHITA, KS 67213

### AVAILABLE SF

|           |        |
|-----------|--------|
| Suite 103 | 600 SF |
| Suite 119 | 800 SF |

**LEASE RATE** \$9.00/SF, NNN

**ESTIMATED NETS** \$3.68/SF

**PARKING** 30 Spaces

### PROPERTY HIGHLIGHTS

- Established neighborhood retail space surrounded by a strong mix of national and local retailers, creating steady daily traffic from nearby residents and reinforcing the area as a convenient service hub.
- Efficient suite sizes ideal for service, retail, or office users seeking affordable, right-sized space in a proven location.
- Strong trade area with dense population base serving over 200,000 residents within a 5-mile radius, offering a large and diverse customer base for a wide range of users

### AREA BUSINESS INCLUDE



### DEMOGRAPHICS

|                | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------|----------|----------|----------|
| POPULATION     | 8,972    | 73,352   | 200,032  |
| AVG. HH INCOME | \$55,010 | \$66,061 | \$75,929 |
| MEDIAN AGE     | 33.7     | 35.0     | 35.6     |

### TRAFFIC COUNTS

|                |            |
|----------------|------------|
| DOUGLAS & WEST | 27,418 VPD |
| MAPLE & WEST   | 31,038 VPD |



Christi Royse, CCIM | 316-292-3919 | croyse@weigand.com

Weigand Real Estate - Commercial

Office: 316-262-6400

Weigand.com

# SMALL OFFICE SPACE NEAR DOUGLAS & WEST FOR LEASE 125 S. WEST ST., WICHITA, KS 67213

**WEIGAND**  
COMMERCIAL

AERIAL VIEW



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.



Christi Royse, CCIM | 316-292-3919 | [croyse@weigand.com](mailto:croyse@weigand.com)

Weigand Real Estate - Commercial

Office: 316-262-6400

[Weigand.com](http://Weigand.com)