

RIVERSIDE RETAIL

812 – 824 W. 13th St. N. | Wichita, KS 67203
LEASE 824 – \$1,250.00/Mo., Gross | 812 – \$600.00/Mo., Gross



SITE SIZE
10,807 SF (ENTIRE SITE)

AVAILABLE SF
SUITE 824: 1,119 SF
SUITE 812: 480 SF

ZONING
LIMITED COMMERCIAL

CEILING HEIGHT
10'

YEAR BUILT
SUITE 824: 1936
SUITE 812: 1970

CONSTRUCTION
SUITE 824:
STUD-STUCCO/BRICK

SUITE 812:
STUD-CONCRETE BLOCK

PARKING
AMPLE

2023 TAXES (ENTIRE SITE)
GENERALS: \$8,486.30 SPECIALS: \$21.33

PROPERTY HIGHLIGHTS

- Retail space available for lease in Riverside.
- Located near 13th and Bitting St.
- Building signage available.

DEMOGRAPHICS



POPULATION



AVG. HH INCOME



MEDIAN AGE

1 MILE 3 MILES 5 MILES

14,757 89,301 200,215

\$68,444 \$63,136 \$70,253

34.1 34.7 35.1



TRAFFIC COUNTS
APPROX. 21,277 VPD ALONG W. 13TH STREET



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

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SUITE 824



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.
Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



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