

HIGH-VISIBILITY RETAIL IN SE WICHITA

FOR LEASE 3040 E. PAWNEE ST., WICHITA, KS 67211

LEASE RATE	\$12.00 SF/yr (NNN)
AVAILABLE SF	8,000 SF
LOT SIZE	42,674 SF
YEAR BUILT	2010
ZONING	LC
TAXES	Generals: \$26,766.75 Specials: \$100.00

PROPERTY HIGHLIGHTS

- Freestanding retail building offering excellent branding, parking, and long-term flexibility for a wide range of retail or service users.
- Strategically located in Southeast Wichita, serving a densely populated area with strong daily traffic along Pawnee Street and nearby arterial roads.
- Excellent highway access with convenient connectivity to I-135 and surrounding neighborhoods.
- Area neighbors include:



	1 MILE	3 MILES	5 MILES
DEMOGRAPHICS			
Population	12,001	82,711	196,616
Avg. HH Income	\$52,250	\$57,270	\$62,506
Median Age	37	37	37
TRAFFIC COUNTS			
Pawnee & Hillside		22,185 VPD	



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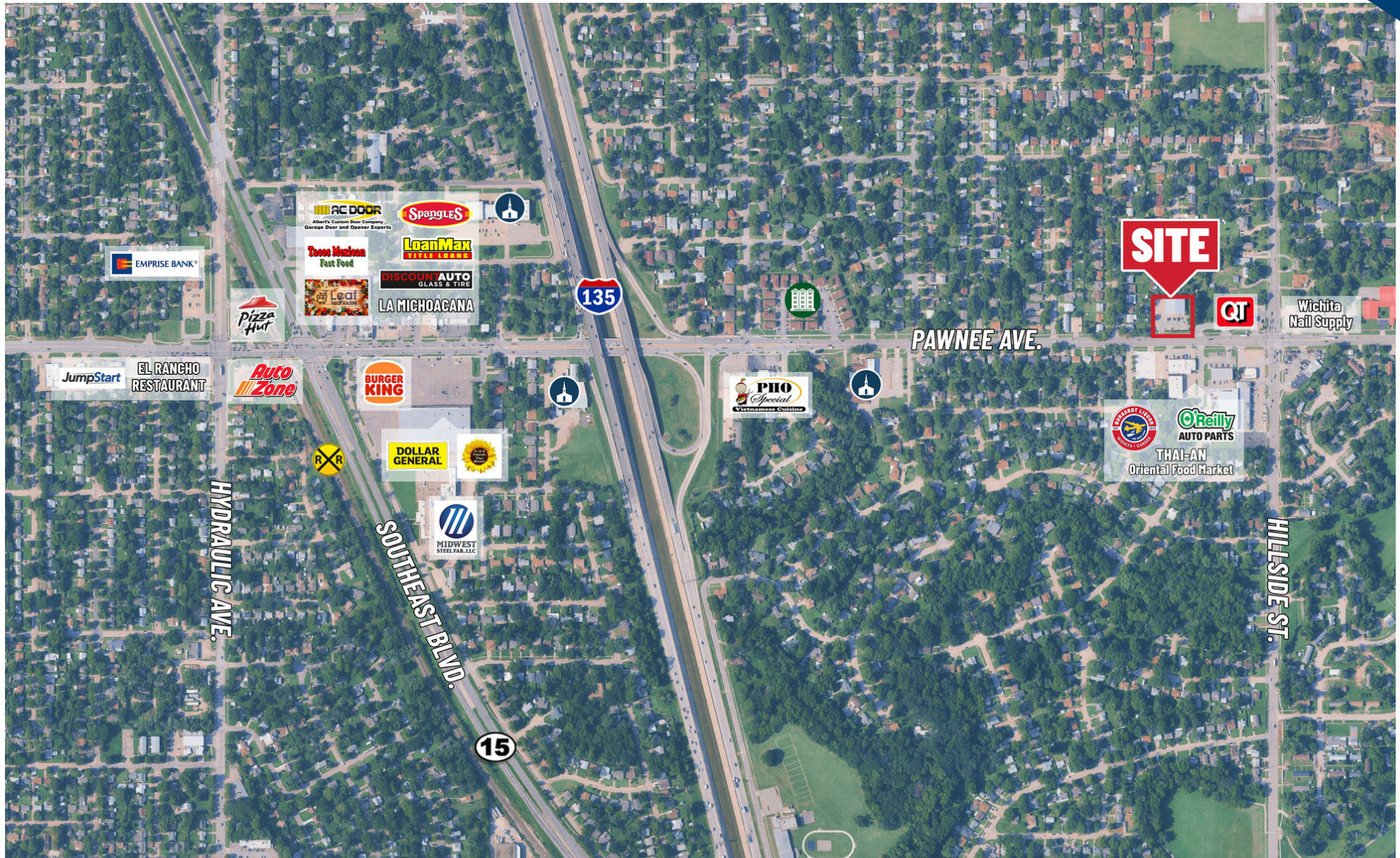
Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
Weigand.com

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WEIGAND
COMMERCIAL

AERIAL VIEW



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