

HUNTLEY YARDS PAD SITE FOR GROUND LEASE

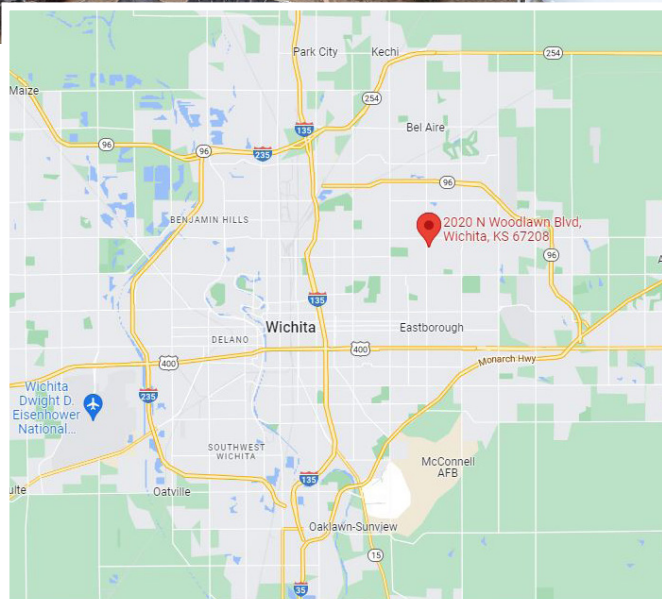


OFFERING SUMMARY

Lease Rate	Please Contact Agent
Lot Size	35,640± SF (0.82± acre)

PROPERTY DETAILS

- Location: SE 21st and Woodlawn Blvd
- Zoning: Limited Commercial
- Traffic Count: 43,825 vehicles per day at 21st & Woodlawn
- Center Anchors: Dollar Tree & Ollie's Bargain Outlet
- Burger restaurant restrictions
- Located 1 mile east of Wichita State University, 1 mile west of Bradley Fair and Tallgrass Shopping
- Great existing tenant mix



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DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
Population	11,494	71,759	171,557
Households	5,358	29,993	70,402
Avg. HH Income	\$85,661	\$99,185	\$90,186

21ST & ROCK RD RETAILERS

BEST BUY
POTTERY BARN
SEPHORA
Healing Hands
LOFT
Tallbots

ATHLETA
BARNES & NOBLE
Bath & Body Works
GAP
HOME GROWN
Jill Williams-Sonoma
WHITE | BLACK
PINK

DICK'S SPORTING GOODS
TRADER JOE'S

21ST STN



SITE

Woodlawn

22,883 VPD

20,962 VPD

