

# FOR LEASE



## CENTRAL AND WASHINGTON FLEX BUILDING WITH LOT

1001 E Central Ave, Wichita, KS 67214 

### PROPERTY INFO



#### LEASE RATE

\$4,500/Month



#### LEASE TYPE

Modified Gross



#### SPACE AVAILABLE

4,802 SF



#### LOT SIZE

12,914 SF



#### ZONING

Limited Industrial



#### HIGHLIGHTS

- Building can be bought for \$595,000
- Can be leased with Suite 1 | 2,128 SF | \$1,000/Month
- Combined space 6,930 SF | \$5,500/Month
- Multiple layout options
- 12 ft overhead doors
- Includes adjacent fenced lot
- Hard corner
- Highly visible

### CONTACT

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608 W DOUGLAS AVE, WICHITA KS  
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# AREA NEIGHBORS



## AREA NEIGHBORS

- QuikTrip
- Pella Windows & Doors of Wichita
- House of Sharp
- Desert Steel
- Mr. Rooter Plumbing
- Meineke Car Care Center
- X-Treme Automotive L.L.C.
- Truck Stuff, Inc.
- Euro-Tech Saab
- Progressive Car Insurance
- Bikers Edge Powersports
- B&C Barbeque
- River City Brewing Company
- Lotus Leaf Cafe
- Cargill
- Sheldon Architecture Inc
- Expert Auto Center
- Cocoa Dolce Chocolates



## DEMOGRAPHICS

3 mile radius



## DAYTIME POPULATION

123,393



## NO. OF BUSINESSES

5,736



## TRAFFIC COUNT

Central Ave: 18,554

Washington: 23,895



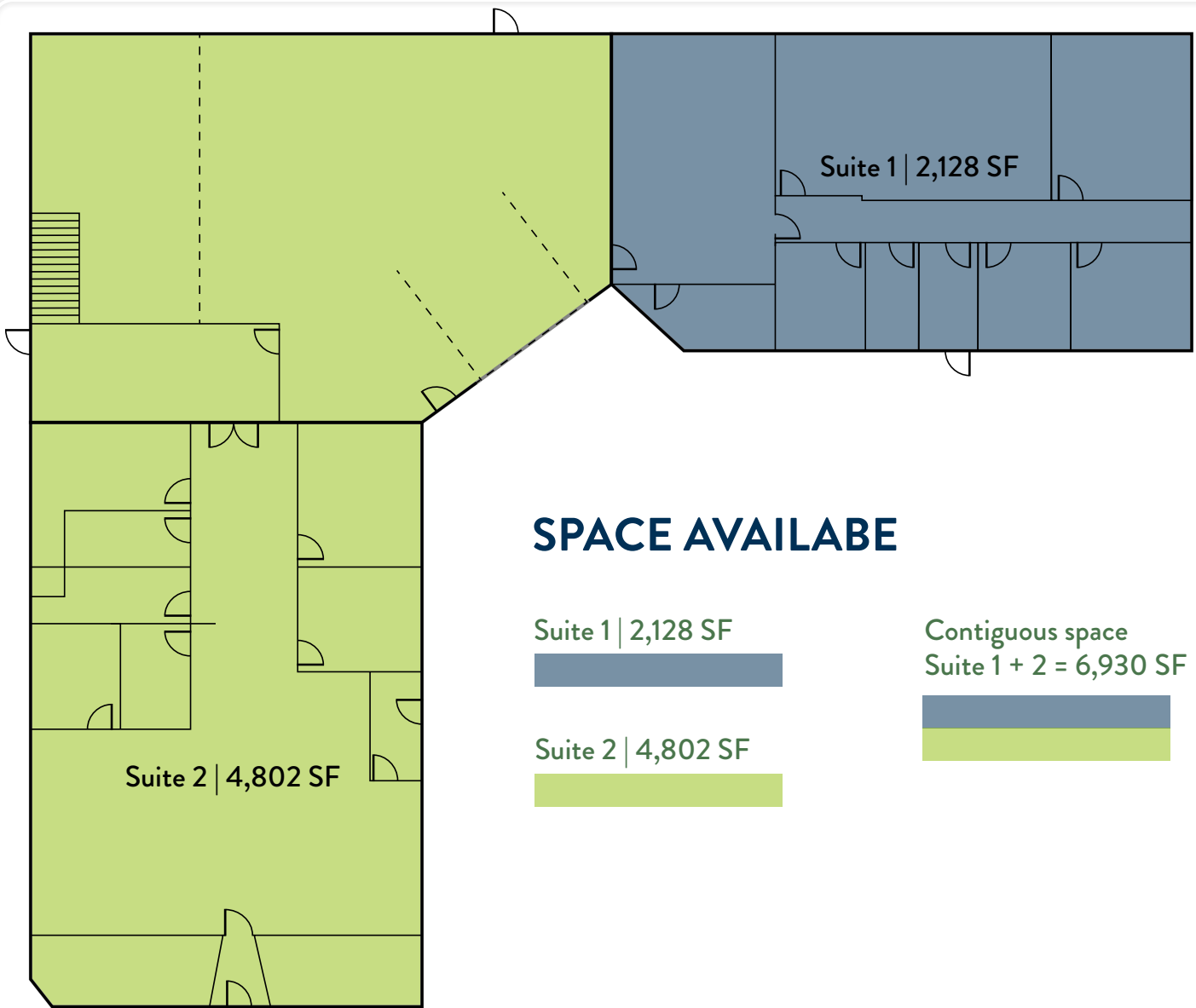
## YOUTUBE VIDEO LINK



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CENTRAL AVE



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