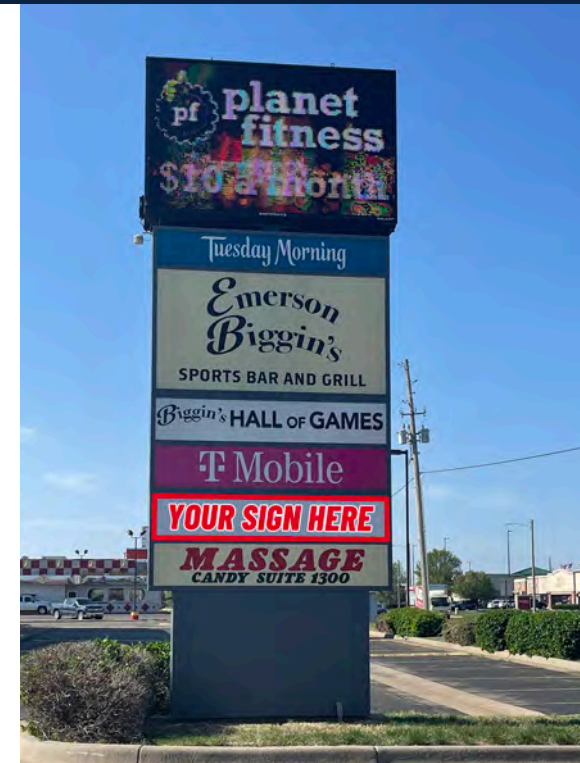


PREMIER COMMERCIAL SPACE FOR LEASE

2330 N. Maize Rd., Wichita, KS 67205



LEASE RATE:	\$22.00 SF/yr (NNN)
ESTIMATED NNN:	\$8.05/SF
AVAILABLE SPACE:	1,735 SF - 3,735 SF
BUILDING SIZE:	18,850 SF
YEAR BUILT:	1999
ZONING:	LC
PARKING:	151 spaces

PROPERTY HIGHLIGHTS

- Located across the street from New Market Square, the area's largest outdoor shopping center.
- Tenant improvements available for qualified individuals.
- Monument signage available along Maize Road.
- Major Area Retailers include: Walmart, Target, Dillon's, Marshall's, Starbucks, Academy Sports & Outdoors, Planet Fitness, and many more!
- Currently built-out as full service restaurant. Kitchen equipment is negotiable, contact broker for details.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE	39.4	39.8	38.6
POPULATION	11,510	55,810	106,005
AVG. HH INCOME	\$97,103	\$89,952	\$82,732
TRAFFIC COUNTS			
MAIZE RD & 21 ST	30,760 VPD		



Offered exclusively by: **Alex Ibarra** | 316-292-3903 | aibarra@weigand.com

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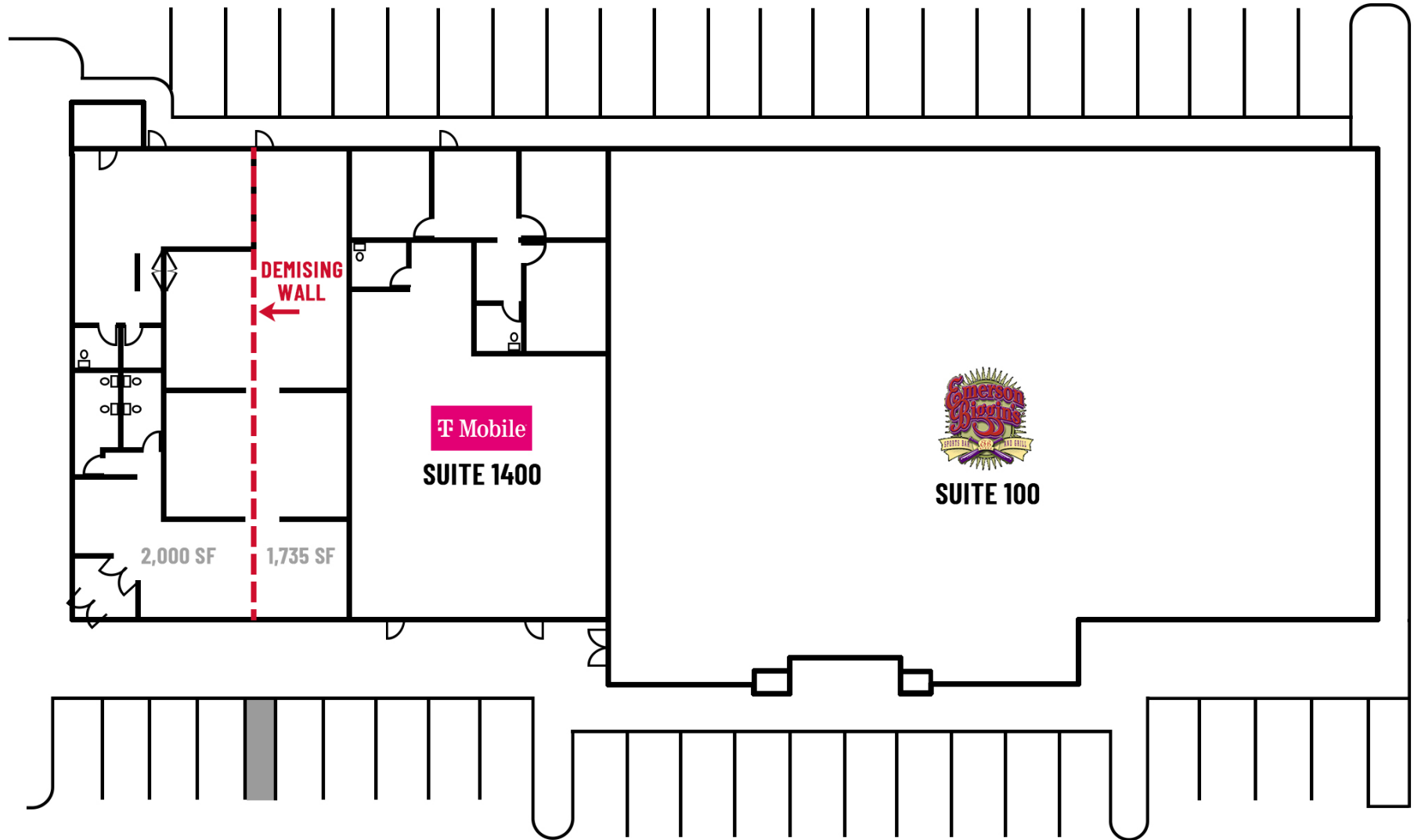
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