

Retail Corner Space for Lease

2412 W. Pawnee, Wichita, KS 67213



PROPERTY HIGHLIGHTS

- Hard corner of Pawnee and Meridian
- 23,000+ Vehicles per day
- Ample Parking
- Minutes from US-400 (Kellogg Ave), K-42, & I-235
- Former Quick Trip

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,373	70,879	180,791
Avg. HH Income	\$41,138	\$46,642	\$52,146
Median Age	34.8	35	35.5

PROPERTY DETAILS

- **Introductory Lease rate with minimum 3-year Lease \$2,500.00 for the first year**
- Open floor plan
- 2,752 SF
- Existing office and restroom
- Dedicated pylon sign on corner with great visibility
- Outdoor green space
- Parking lot access from both Pawnee & Meridian
- Zoned Limited Commercial with approved Conditional Use permit for car sales.
- *Room sizes are estimated.*

BUILDERS INCORPORATED
1081 South Glendale
Wichita, Kansas 67218
Buildersinc.com

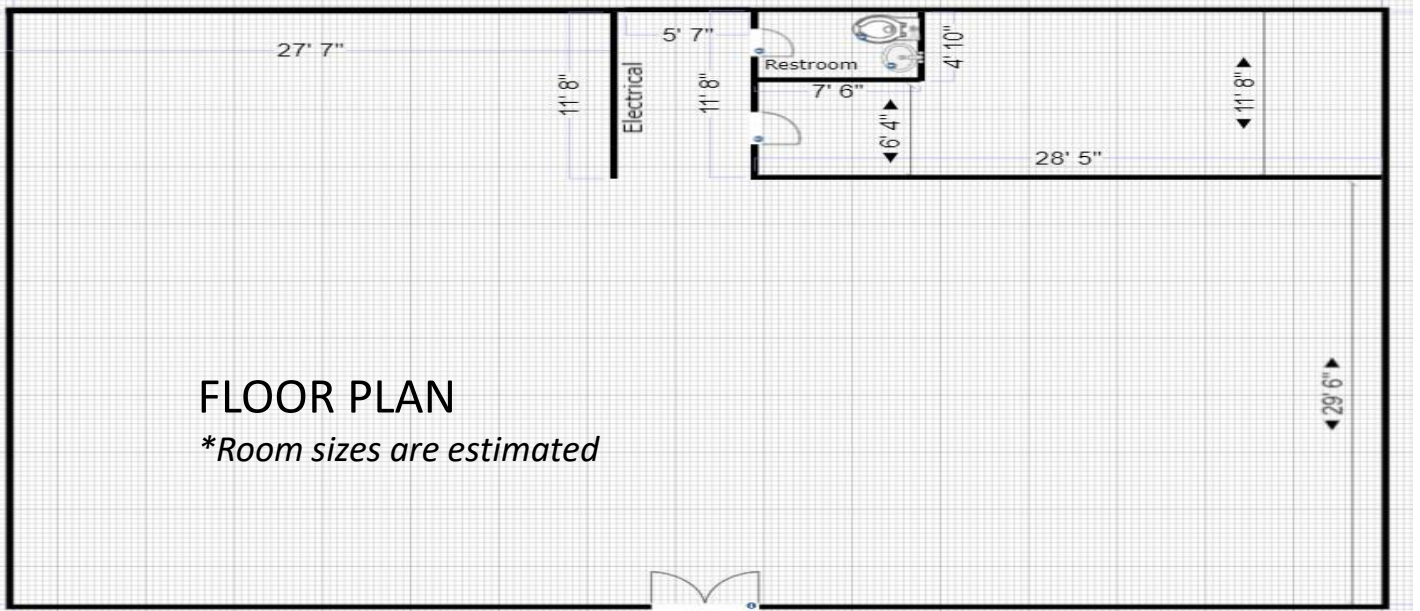
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316.684.1400

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