

CLASS A RETAIL

7728 E. Central | Wichita, KS 67206
LEASE RATE \$15.00/SF, NNN



BUILDING SIZE
34,290 SF

AVAILABLE SPACE
29,713 SF

ZONING
LC - LIMITED COMMERCIAL

CEILING HEIGHT
22'

YEAR BUILT
2016

CONSTRUCTION
CONCRETE BLOCK




PARKING
160 SPACES±

2024 TAXES
GENERALS: \$115,333.54
SPECIALS: \$62.50

PROPERTY HIGHLIGHTS

- Class A retail space for lease.
- Located in Northeast Wichita near the intersection of Central Ave. and Rock Rd.
- Situated across the street from one of the highest grossing Dillons stores in the state of Kansas.
- Access to all major arterials via Rock Rd.
- Monument signage available.
- Great visibility.
- Good access.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	7,253	82,797	176,216
 AVG. HH INCOME	\$207,907	\$110,155	\$97,740
 MEDIAN AGE	47.3	36.0	34.9

 **TRAFFIC COUNTS**
APPROX. 41,340 VPD AT CENTRAL AND ROCK

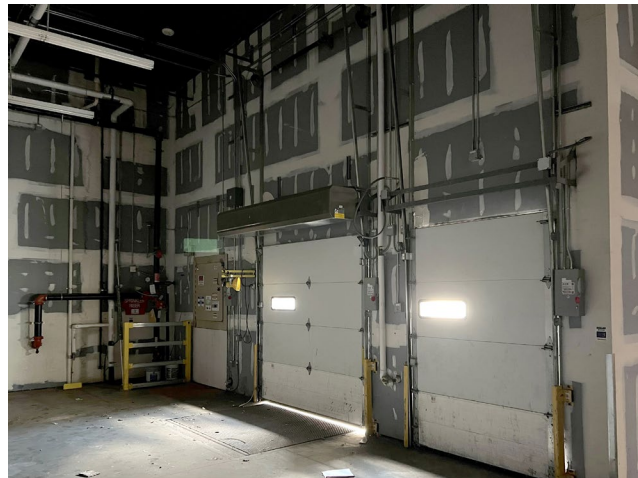
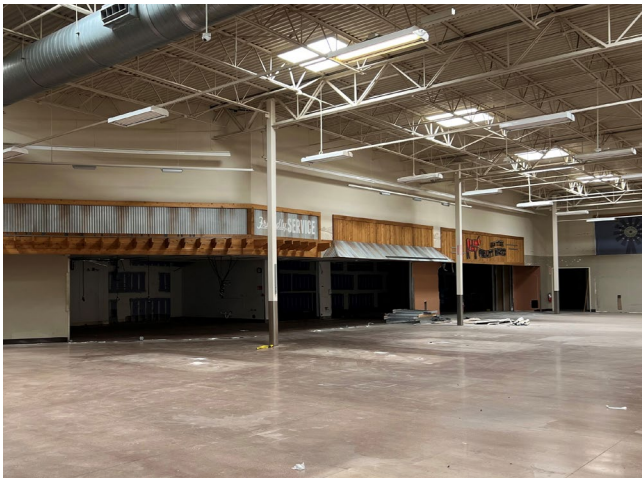


Offered by: **Grant Tidemann, SIOR**
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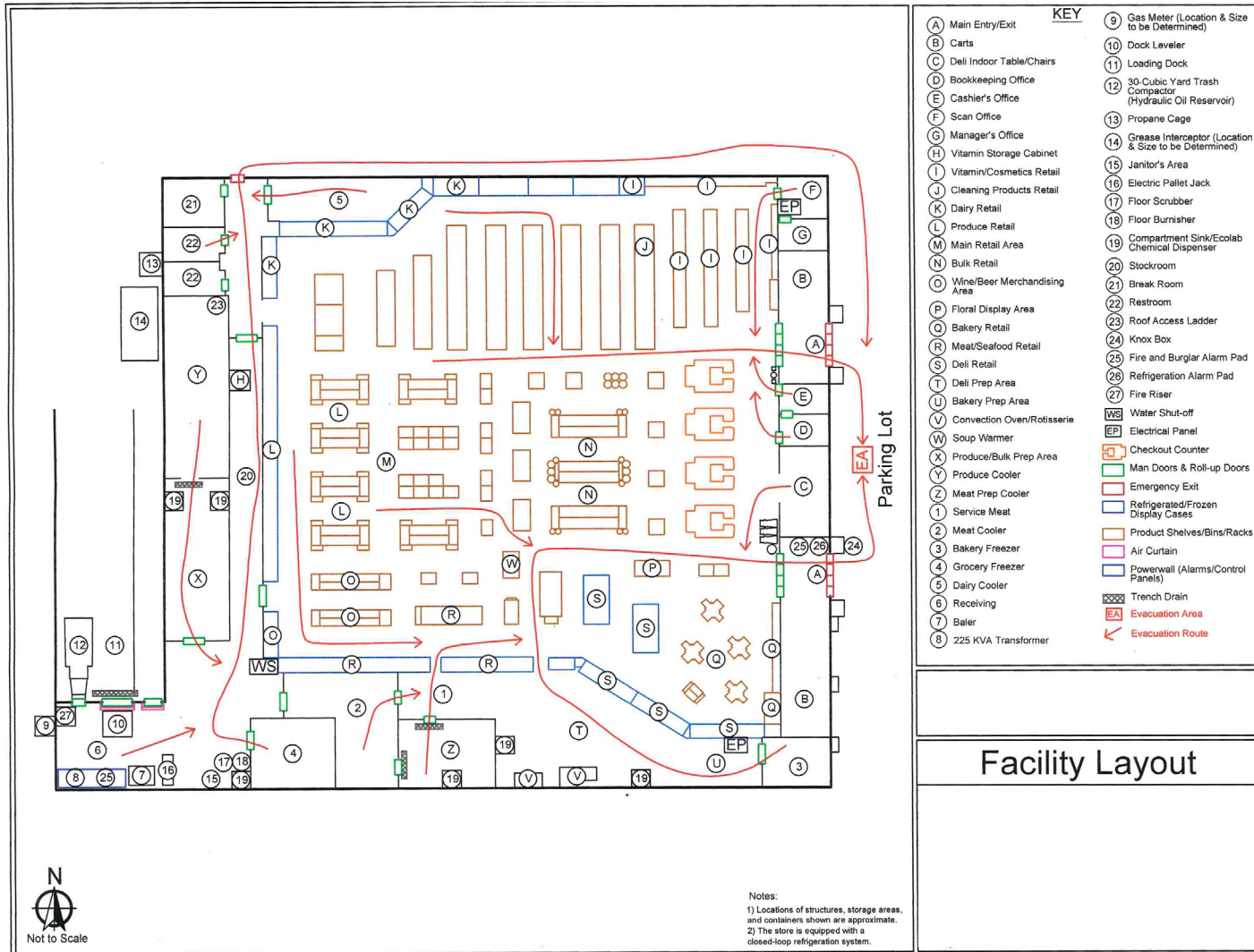


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