



# RETAIL/OFFICE SPACE AT SIENA PLAZA

FOR LEASE 7718 E. 37TH ST. N., SUITE 300, WICHITA, KS 67226

LEASE RATE	\$16.00/SF/Yr. (NNN)
AVAILABLE SF	3,500 SF
ESTIMATED NETS	\$8.00/SF
PARKING	Ample
YEAR BUILT	2004 / 2006
ZONING	Limited Commercial

### PROPERTY HIGHLIGHTS

- Class A retail space located near the highly trafficked Rock Road and K-96 corridor, one of Wichita's most established retail hubs with regional draw and strong consumer activity.
- Former retail/liquor store layout offers an efficient footprint for a variety of users.
- Digital monument & building signage available.
- Area neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,107	39,726	91,468
AVG. HH INCOME	\$74,287	\$81,304	\$85,291
MEDIAN AGE	31.3	35.7	35.9
<b>TRAFFIC COUNTS</b>			
K-96 & ROCK RD. 37TH ST. & ROCK RD.			60,388 VPD 24,899 VPD



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**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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