



HIGH-VISIBILITY RETAIL IN SE WICHITA

FOR LEASE 3040 E. PAWNEE ST., WICHITA, KS 67211

LEASE RATE	Contact Broker
AVAILABLE SF	8,000 SF
LOT SIZE	42,674 SF
YEAR BUILT	2010
ZONING	LC
2025 TAXES	GENERALS: \$26,766.75 SPECIALS: \$100.00

PROPERTY HIGHLIGHTS

- Freestanding retail building offering excellent branding, parking, and long-term flexibility for a wide range of retail or service users.
- Strategically located in Southeast Wichita, serving a densely populated area with strong daily traffic along Pawnee Street and nearby arterial roads.
- Excellent highway access with convenient connectivity to I-135 and surrounding neighborhoods.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,409	83,516	208,056
AVG. HH INCOME	\$43,334	\$51,667	\$56,105
MEDIAN AGE	33.1	33.1	33.4
TRAFFIC COUNTS			
PAWNEE & HILLSIDE	22,185 VPD		

AREA BUSINESSES



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Weigand Real Estate - Commercial
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PROPERTY OUTLINE



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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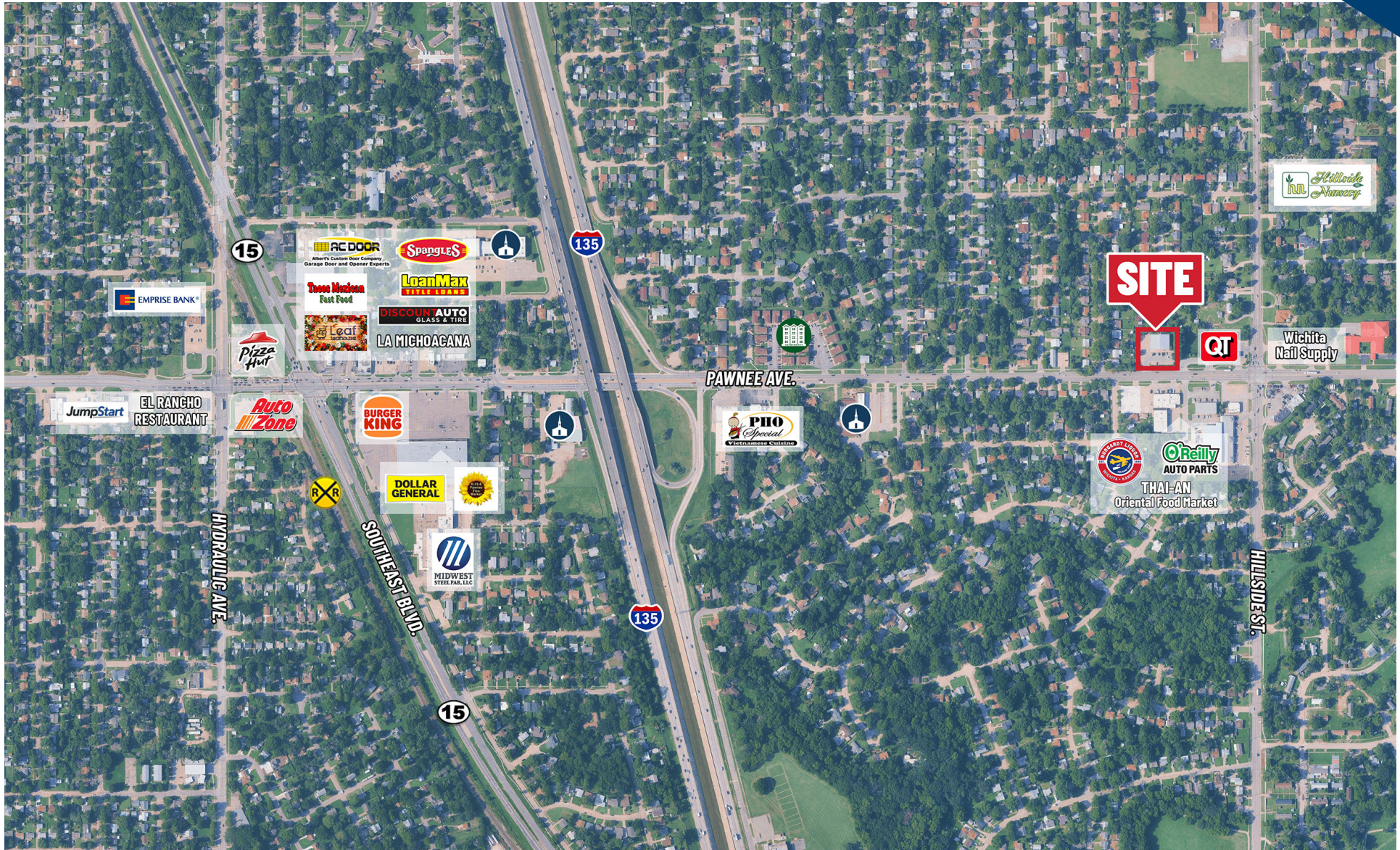
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AERIAL VIEW



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