

# PRIME RETAIL SPACE NEAR 37TH AND WOODLAWN





3700-3708 N. Woodlawn Blvd., Wichita, KS 67220



<b>SUITE #:</b>	106
<b>LEASE RATE:</b>	\$18.00/SF (NNN)
<b>BUILDING SIZE:</b>	9,600 SF
<b>SF AVAILABLE:</b>	2,000 SF
<b>ZONING:</b>	LC
<b>PARKING:</b>	33 spaces

## PROPERTY HIGHLIGHTS

- Former restaurant with commercial hood.
- Rapidly growing area with multiple large residential developments under construction.
- Located across the street from Dillon's Marketplace, this space has strong visibility along Woodlawn and a close proximity to K-96.
- Area businesses include: Walgreens, Dollar Tree, Domino's, Sonic, Expert Auto Center, In the Bag Cleaners and many more.

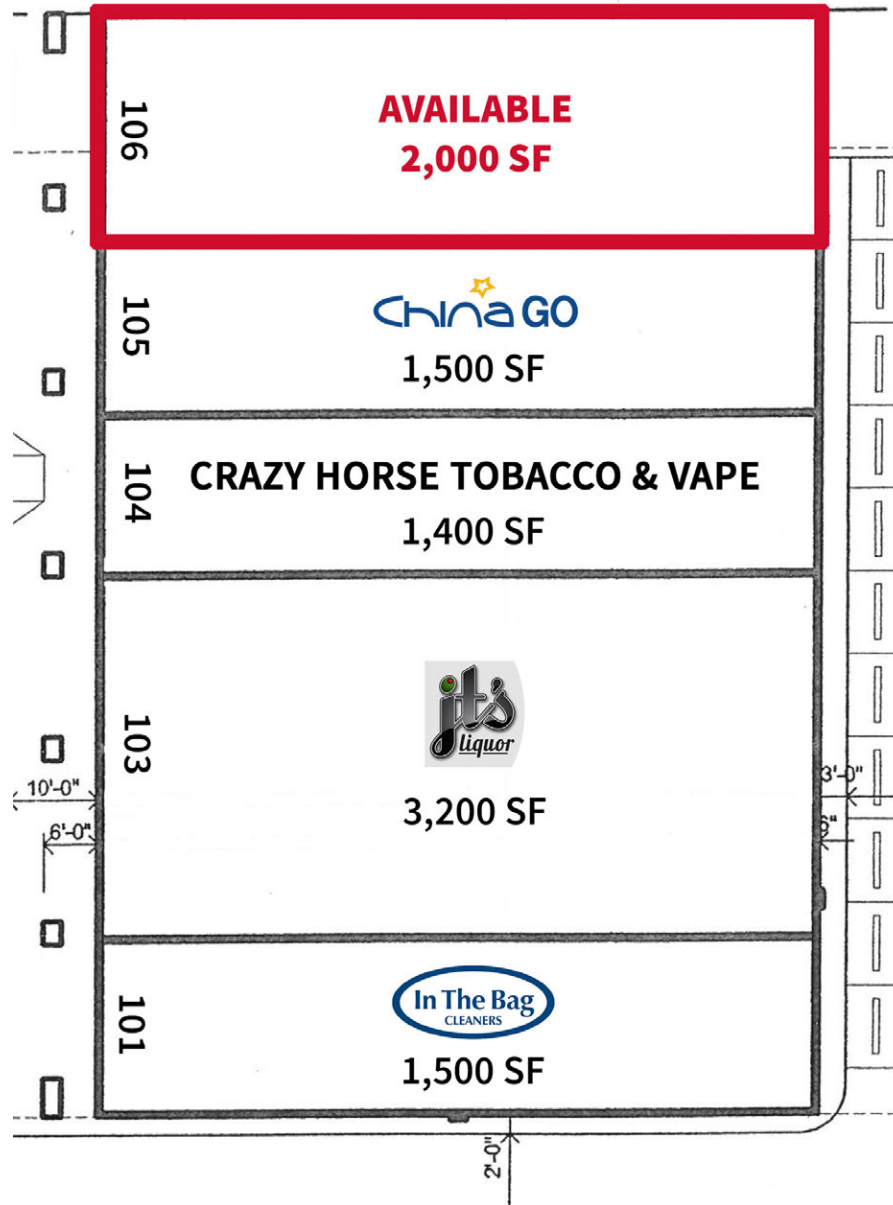
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	7,275	44,427	107,764
 <b>AVG. HH INCOME</b>	\$77,400	\$75,384	\$77,862
 <b>MEDIAN AGE</b>	32.0	34.4	35.9
TRAFFIC COUNTS			
 <b>WOODLAWN &amp; 37TH ST N</b>	27,136 VPD		



Offered exclusively by: **Jessica Mourning** | 316-292-3939 | [jmourning@weigand.com](mailto:jmourning@weigand.com)

# PRIME RETAIL SPACE NEAR 37TH AND WOODLAWN

3700-3708 N. Woodlawn Blvd., Wichita, KS 67220



Offered exclusively by: Jessica Mourning | 316-292-3939 | [jmourning@weigand.com](mailto:jmourning@weigand.com)

# PRIME RETAIL SPACE NEAR 37TH AND WOODLAWN

3700-3708 N. Woodlawn Blvd., Wichita, KS 67220



Offered exclusively by: Jessica Mourning | 316-292-3939 | [jmourning@weigand.com](mailto:jmourning@weigand.com)