



END-CAP RETAIL ALONG GREENWICH ROAD AT K-96 HWY.

FOR LEASE 2413 N. GREENWICH RD., WICHITA, KS 67226

LEASE RATE	CONTACT BROKER
ESTIMATED NETS	\$13.58/SF
AVAILABLE SF	4,500 SF
BUILDING SIZE	14,000 SF
YEAR BUILT	2015
PARKING	101 Spaces

PROPERTY HIGHLIGHTS

- A rare opportunity to lease 4,500 SF of highly visible end cap space within the dynamic Regency Lakes Development – anchored by Target and Bass Pro Shops.
- Strategically positioned at the high-traffic intersection of Highway K-96 and Greenwich Road, this location benefits from strong co-tenancy and vibrant mix of national, regional and local retailers and restaurants.

AREA NEIGHBORS INCLUDE



HOBBY LOBBY



Academy
SPORTS+OUTDOORS
MATTRESS FIRM



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,031	36,003	121,758
AVG. HH INCOME	\$162,852	\$166,539	\$127,498
MEDIAN AGE	39.6	40	36.6
TRAFFIC COUNTS			
K-96 HWY. GREENWICH RD.	10,486 VPD 30,150 VPD		



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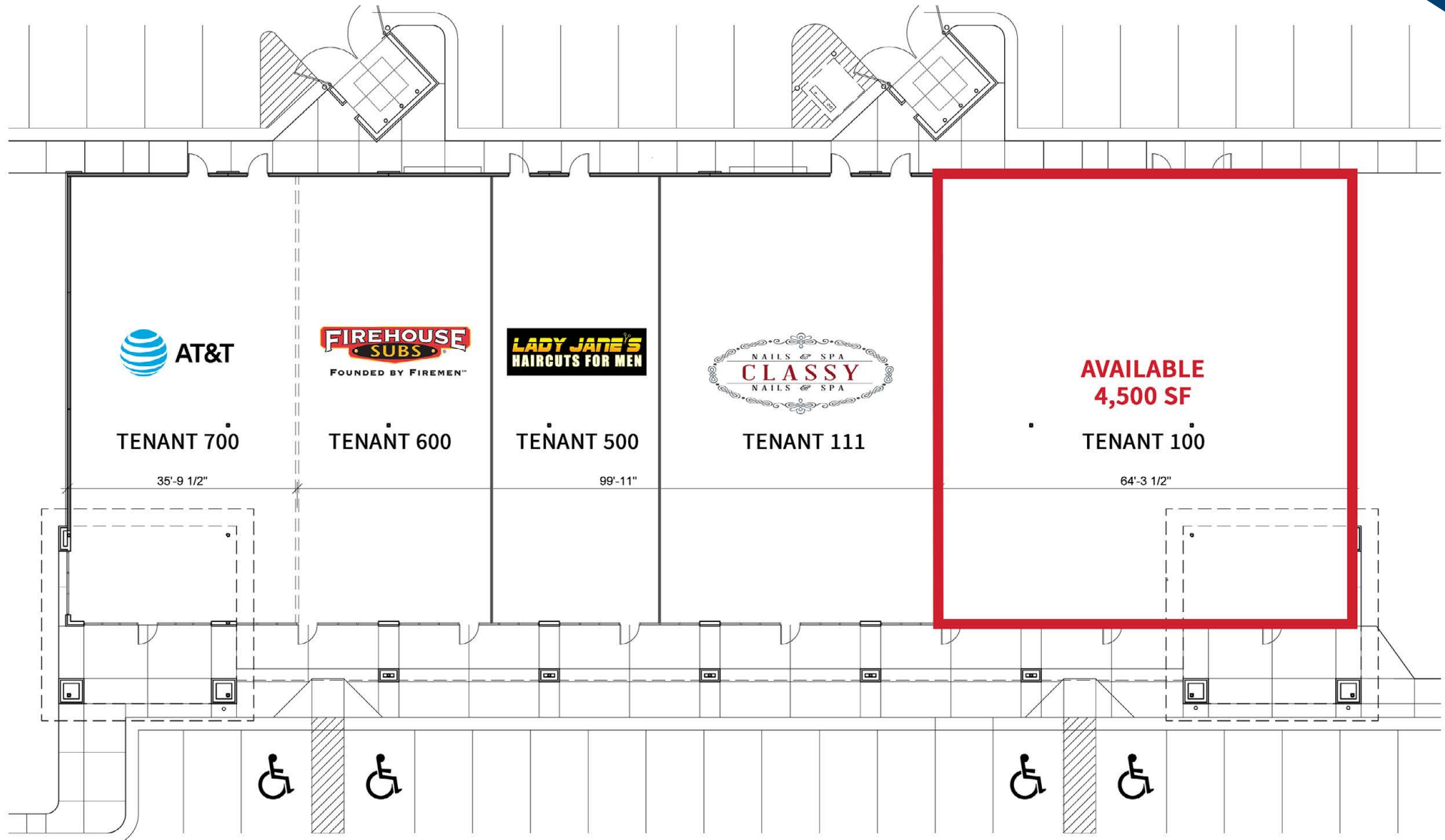
Weigand Real Estate – Commercial
 Office: 316-262-6400
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SITE PLAN



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AERIAL VIEW



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