

RETAIL/OFFICE SPACE AT SIENA PLAZA

7718 E. 37th St. N., Wichita, KS 67226



LEASE RATE:	\$16.00/SF/yr (NNN)
ESTIMATED NETS:	\$8.00/SF
SF AVAILABLE:	2,100-2,500 SF
BUILDING SIZE:	26,586 SF
LOT SIZE:	3.53 Acres
YEAR BUILT:	2004
ZONING:	Limited Commercial

PROPERTY HIGHLIGHTS

- Class A retail space available at Siena Plaza.
- Former dentist office with reception area, sterilization area, lab, restrooms and private offices.
- Ample door side parking available.
- Digital monument & building signage available.



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

TRAFFIC COUNTS

37TH & ROCK RD.	24,521 VPD
K-96 & ROCK RD.	52,721 VPD



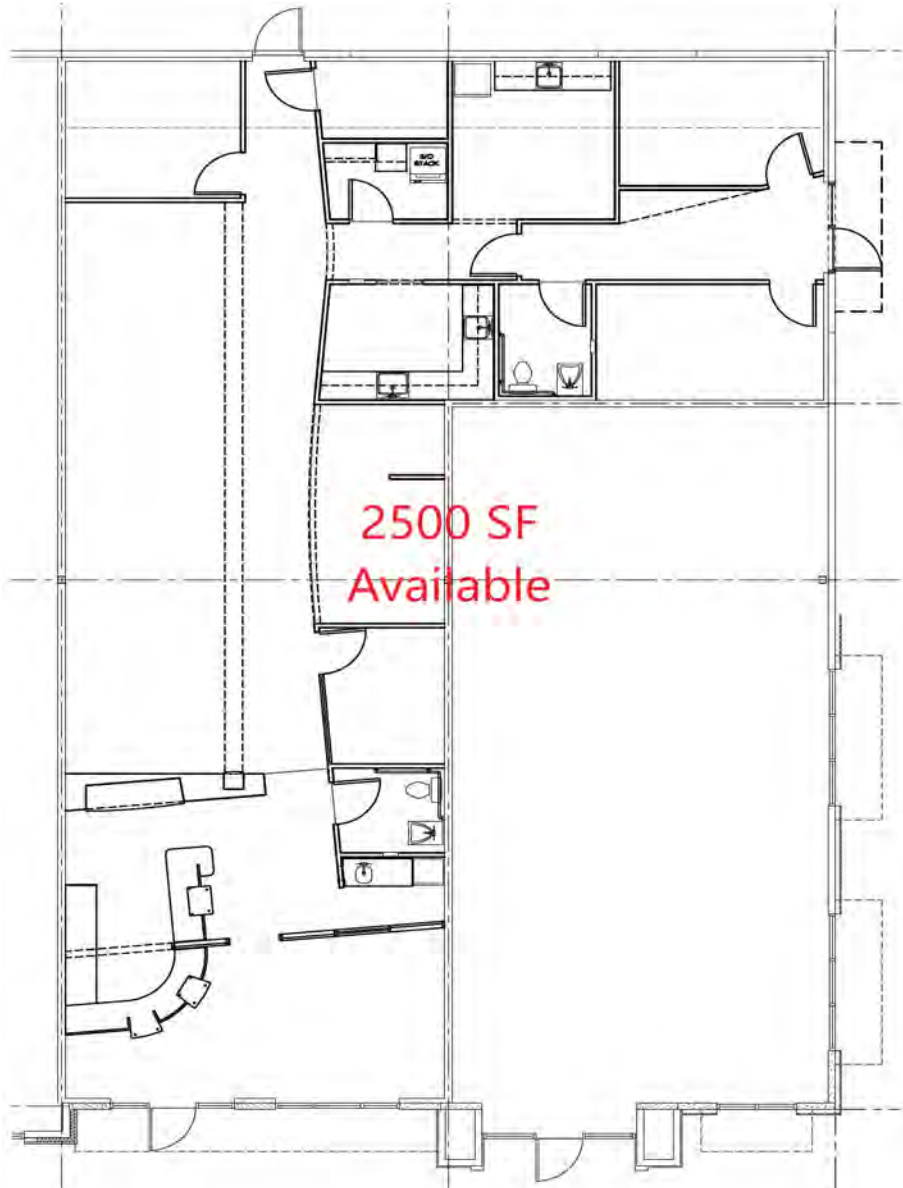
Offered exclusively by: **Whitney Vliet Ward**
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