

MAIZE ROAD RETAIL

2350 N. Maize Rd. | Wichita, KS 67205
 LEASE RATE \$11.00/SF, NNN | Est. NNNs: \$3.78/SF



SITE SIZE
115,181 SF (2.64 A)

BUILDING SIZE
33,528 SF

AVAILABLE SPACE
11,696 SF

ZONING
LIMITED COMMERCIAL

CONSTRUCTION
STEEL FRAME

CEILING HEIGHT
21'

SPRINKLED
WET

PARKING
AMPLE

2023 TAXES (\$2.43/SF)
 GENERALS: \$81,446.81 SPECIALS: \$7.11

PROPERTY HIGHLIGHTS

- Planet Fitness anchored retail space available for lease along the North Maize Road corridor, the most desirable retail location in West Wichita!
- Building and monument panel signage available.
- Area businesses include:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,876	59,983	105,695
AVG. HH INCOME	\$116,248	\$116,952	\$106,780
MEDIAN AGE	39.1	40.1	39.3

TRAFFIC COUNTS

APPROX. 44,623 VPD @ 21ST ST. N. & MAIZE RD.



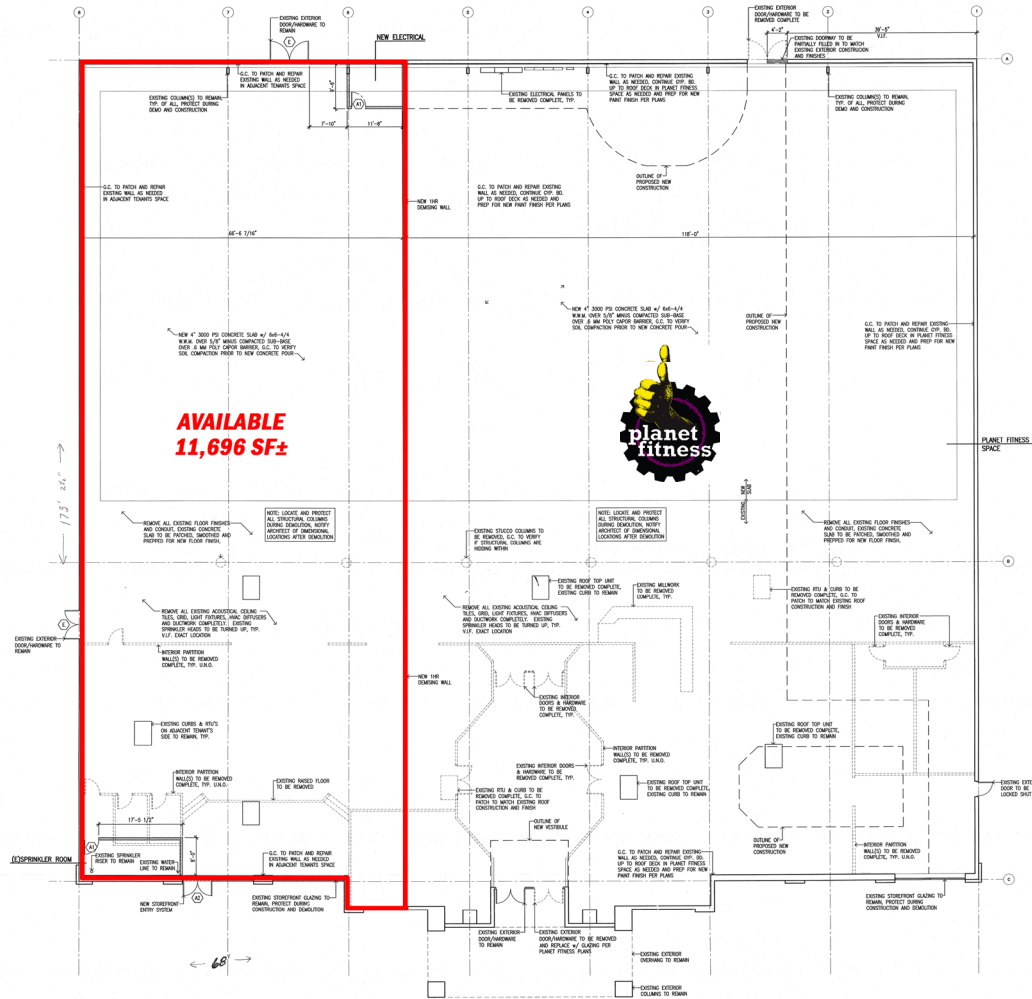
Offered by: **Christi Royce, CCIM**
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SITE PLAN



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