

WALMART–SHADOWED RETAIL SPACE

407 East Pawnee, Wichita, Kansas



- 4,500 Sq. Ft. Endcap
(Possibly up to 6,000 Sq. Ft.)
- Recently Remodeled Space
- Premier Frontage to Pawnee
- Two Lots Off Hard Corner of Pawnee & Broadway
- Ample Parking
- Drive–Thru Possible
- Available December 2024
- Neighboring Tenant: Great Wall, a Multi–Unit Chinese Cuisine Fast Casual Restaurant
- Shadowed by Only Walmart within Seven Miles
- Approx. 32,500 Vehicles per Day at Pawnee & Broadway
- One Mile from Interstate 135
- Two Miles from Downtown Wichita
- Densely Populated Area:

Density	Three Miles	Five Miles
Approx. Population	90,000	194,000
Approx. Households	5,800	37,000

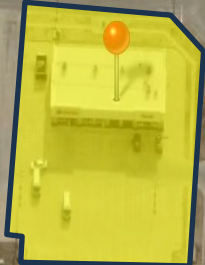
ESTABLISHED 1941

BUILDERS INCORPORATED

For more information please contact:
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PAWNEE AVE.

BROADWAY



2 Eagleview

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