



**FOR LEASE**

## **CENTRAL PLAZA**

5231 E. Central Ave. | Wichita, KS

*Well-Established Location*

NEAR THE CHARMING CROWN HEIGHTS NEIGHBORHOOD



**Scan QR to view property on website**

Occidental Management, Inc.

165 S. Rock Island, Ste. 300, Wichita, KS 67202

| [occmgmt.com](http://occmgmt.com)

| 316.262.3331



PROPERTY OVERVIEW

## Conveniently Located on Central Avenue

Central Plaza is a high-frequency office and retail shopping center, located on Central between Oliver and Edgemoor in the well-established Crown Heights area. The center benefits from excellent drive-by traffic along Central.

**Launch Your Dream Business at Central Plaza.**

Suite A features a high-caliber kitchen facility with Type 1 and Type 2 hoods, one bathroom, a large walk-in storage cooler, and a small office. Perfect for a “To-Go” food operator, ghost kitchen or catering business.

**Entrepreneurs Wanted.**

Suite F is a move-in-ready office or retail space, with reception/ check-in area, conference room and offices.

AVAILABLE SPACE				
SUITE	SPACE AVAILABLE	SPACE DETAILS	LEASE RATE	NNN RATE
A	1,486 SF	Move-In-Ready	Negotiable	\$7.54 SF
F	1,210 SF	Move-In-Ready	Negotiable	\$7.54 SF

## PROPERTY DETAILS



## LOCATION DEMOGRAPHICS

### LOCAL POPULATION

MILE 1	13,000
MILE 3	98,000
MILE 5	212,000

### HOUSEHOLD INCOME

MILE 1	\$61,000
MILE 3	\$42,000
MILE 5	\$43,000

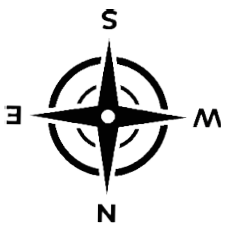
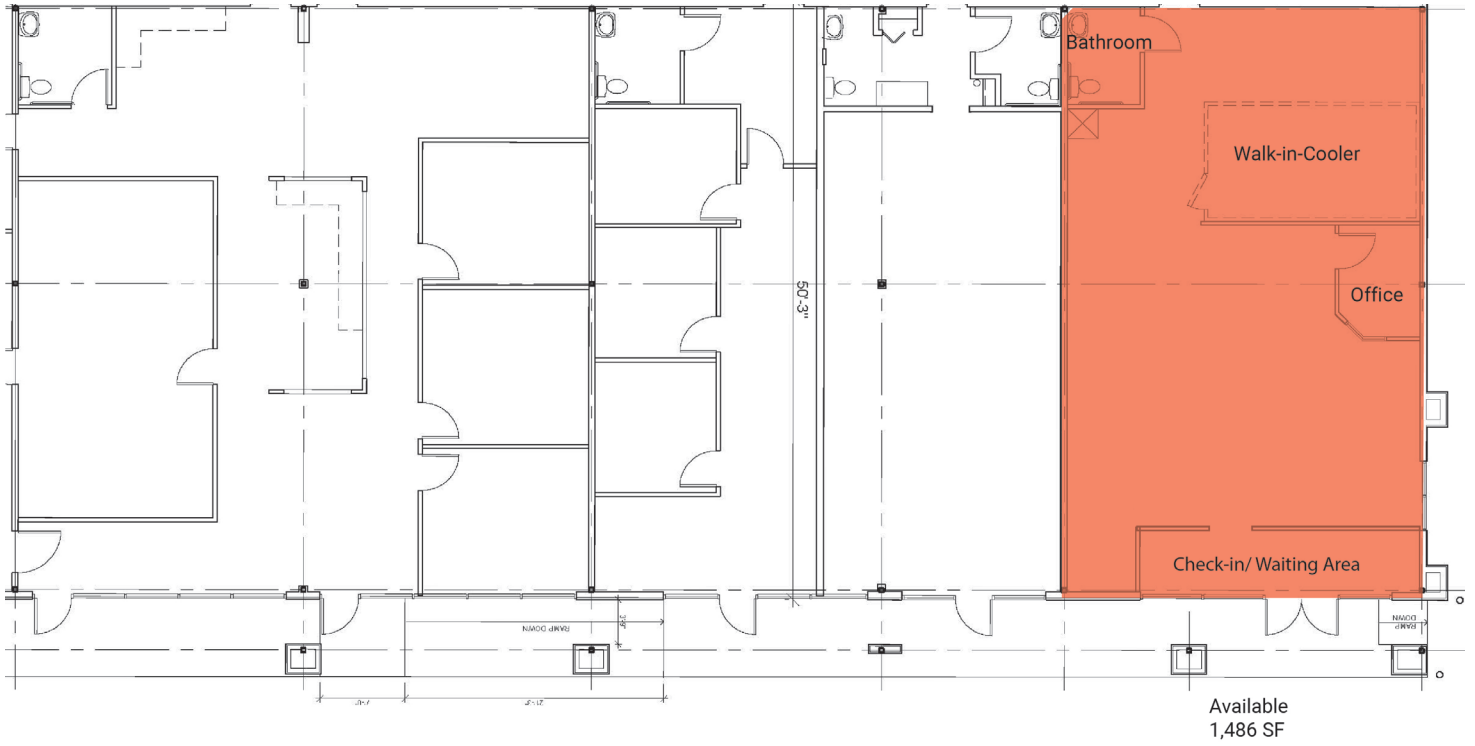
### MEDIAN AGE

MILE 1	38
MILE 3	34
MILE 5	34



PROPERTY DETAILS

1,486 SF Available



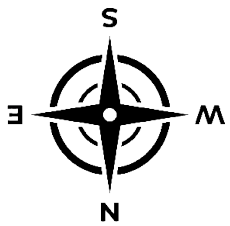
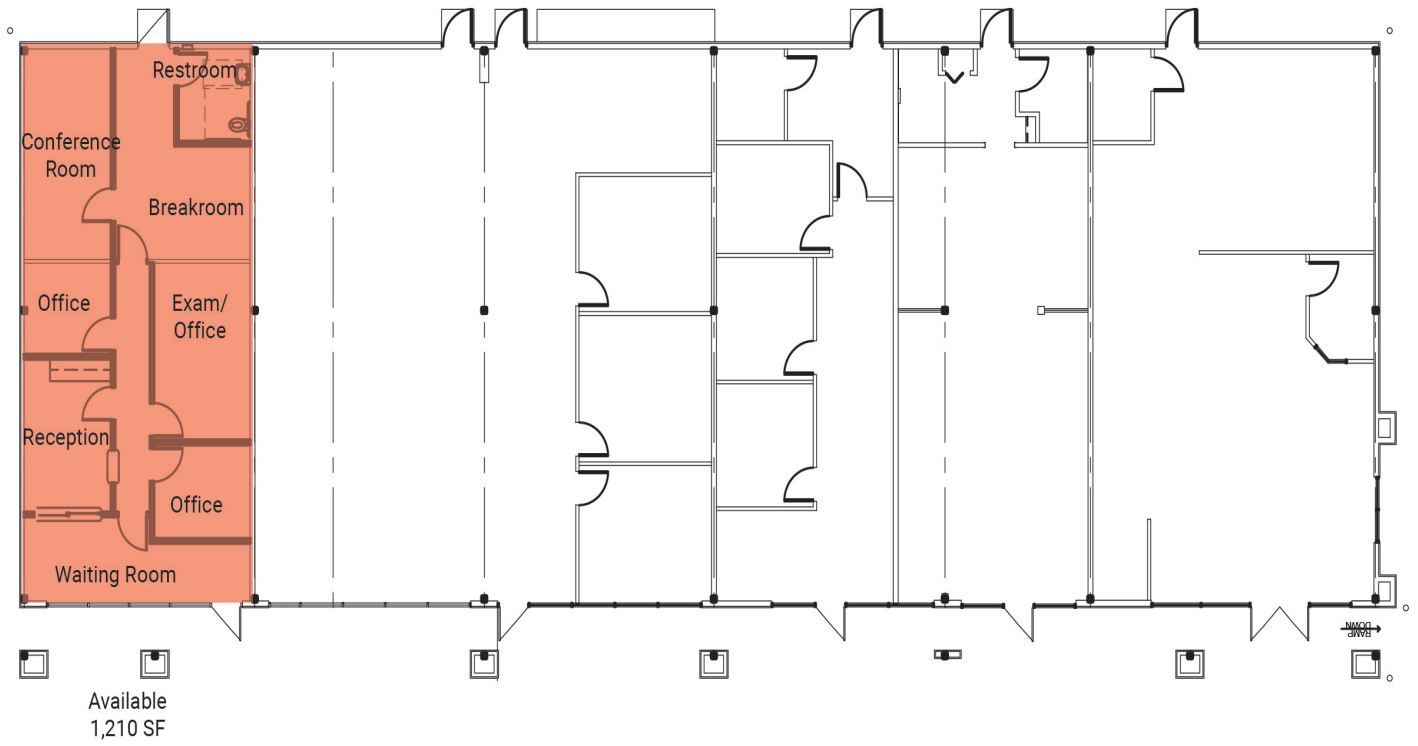
FLOOR DETAILS

1,486 SF Available



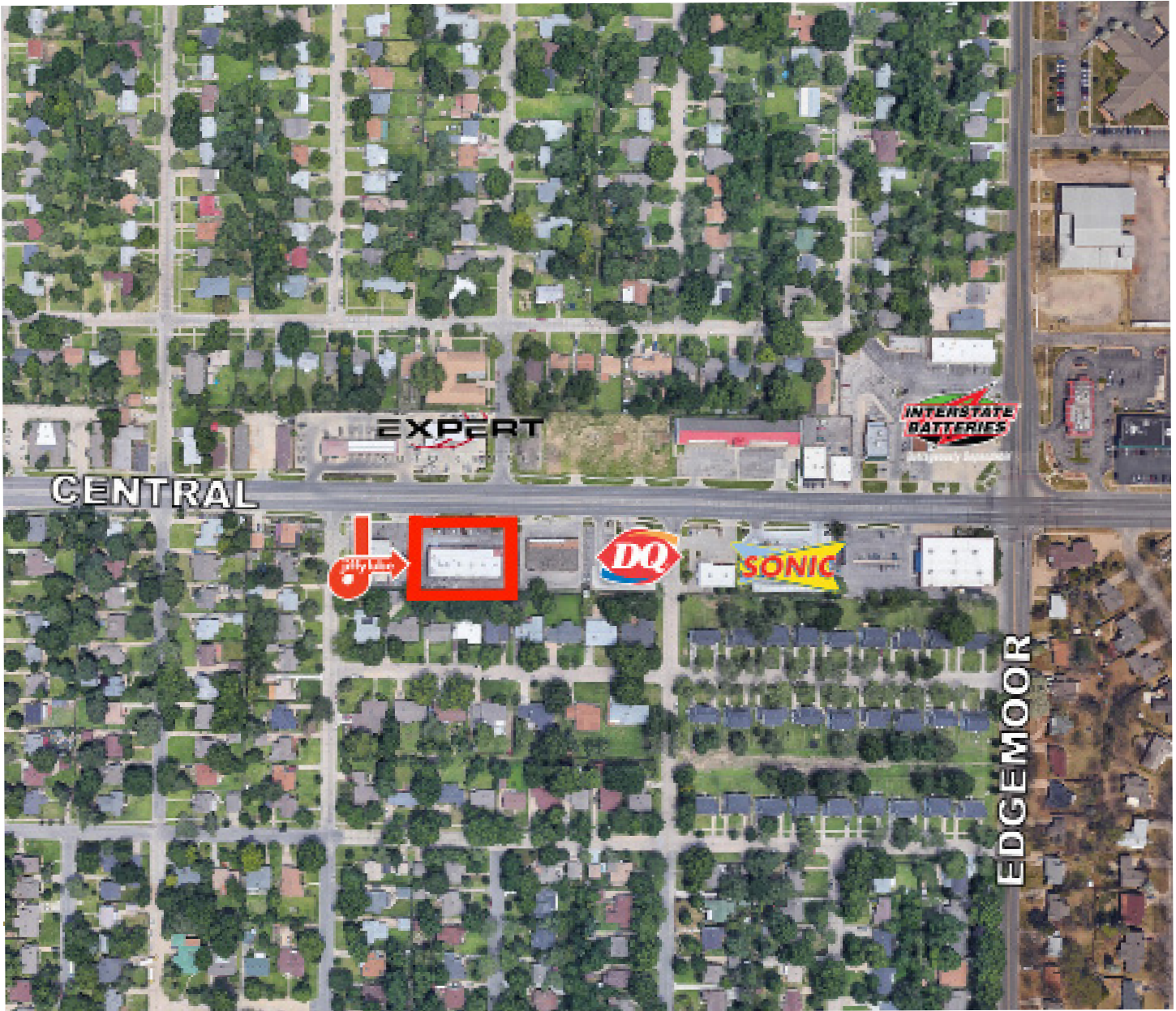
PROPERTY DETAILS

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**FLOOR DETAILS**

1,210 SF Available



## BUSINESSES NEARBY

Dairy Queen, Sonic, Jiffy Lube, CVS Pharmacy, Burger King, QuikTrip, and many other high-quality retail and service providers.



## Real Estate Brokerage Relationships

*Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.*

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

\_\_\_\_\_  
Licensee

**Gary Oborny**  
\_\_\_\_\_

Supervising/branch broker

**Occidental Management, Inc.**  
\_\_\_\_\_

Real estate company name approved by the commission

\_\_\_\_\_  
Buyer Seller Acknowledgement (not required)