



MULTI BAY SHOP WITH SMALL OFFICE FOR LEASE 2666 N. AMIDON, WICHITA, KS 67204

LEASE RATE	\$2,500/Mo., Modified Gross
BUILDING SIZE	3,080 SF
LOT SIZE	12,045 SF
YEAR BUILT	1988
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- Five bays of garage space.
- Large concrete lot.
- Modern office and bathroom.
- Within a mile of Twin Lakes Shopping Center at the busy intersection of 21st and Amidon.
- Quick access to I-235.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,321	58,139	166,889
AVG. HH INCOME	\$78,655	\$74,461	\$77,556
MEDIAN AGE	34.7	35.1	34.3
TRAFFIC COUNTS			
25TH & AMIDON	22,519 VPD		
	29TH & AMIDON		
	16,117 VPD		



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Weigand Real Estate - Commercial
Office: 316-262-6400
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AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification.

Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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