



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
COMMERCIAL

AERIAL VIEW



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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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