



WESTWAY SHOPPING CENTER RETAIL

FOR LEASE 2401-2565 S. SENECA, WICHITA, KS 67217

LEASE RATE	Contact Broker
ESTIMATED NETS	\$3.60/SF
ZONING	Limited Commercial

SPACE	SQ. FT.	SPACE	SQ. FT.
Suite 2	2,800 SF	Suite 13	2,534 SF
Suite 4	8,354 SF	Suite 14	3,207 SF
Suite 7	7,195 SF	Suite 16	31,946 SF

PROPERTY HIGHLIGHTS

- Over 23M annual visitors to Westway Shopping Center.
- Well-located neighborhood shopping center near Pawnee and Seneca offering multiple suites available for lease, ideal for retail, service, or office users.
- Variety of suite sizes available to accommodate both small local businesses and growing regional tenants.
- Landlord completing several capital improvements over the next year, including repaving the parking lot and redoing the monument signs.
- Easy ingress and egress with ample on-site parking, providing convenient access for customers and employees.
- Area neighbors include: **Little Caesars** **INTRUST Bank** **CHIPOTLE**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,586	79,263	190,138
AVG. HH INCOME	\$64,358	\$61,116	\$65,087
MEDIAN AGE	34.1	33.2	33.9
TRAFFIC COUNTS			
PAWNEE AVE. SENECA ST.			18,656 VPD 14,833 VPD



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WEIGAND
COMMERCIAL

AERIAL VIEW



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