

# 3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the vibrant surroundings of 3305 W. Central, Wichita, KS. Located in a bustling retail district, the area boasts excellent access to major roadways and a diverse array of shopping centers, restaurants, and entertainment venues, making it an ideal spot for a Retail/Strip Center tenant. Close by, you'll find the iconic Central and West Shopping Center and the popular Riverside Park, offering attractive destinations for shoppers and leisure seekers. With a mix of residential neighborhoods and commercial activity, the location provides a prime opportunity for retail businesses to thrive. Take advantage of the area's dynamic and bustling atmosphere to position your retail venture for success.

### PROPERTY HIGHLIGHTS

- Strategic location with high visibility and easy access
- Ample parking for tenants and visitors
- High foot traffic for maximum exposure
- Customizable interior layouts and spacious floor plans

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,292 - 6,036 SF
Building Size:	8,882 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,630	37,855	88,591
Total Population	11,655	79,968	193,654
Average HH Income	\$46,758	\$48,612	\$53,015

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,292 - 6,036 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3305 W Central Ave	Available	6,036 SF	NNN	Contact Broker for Pricing	-
3305 W Central Ave	Marco's Pizza	1,554 SF	NNN	-	-
3305 W Central Ave	Available	1,292 SF	NNN	Contact Broker for Pricing	-

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## RETAILER MAP



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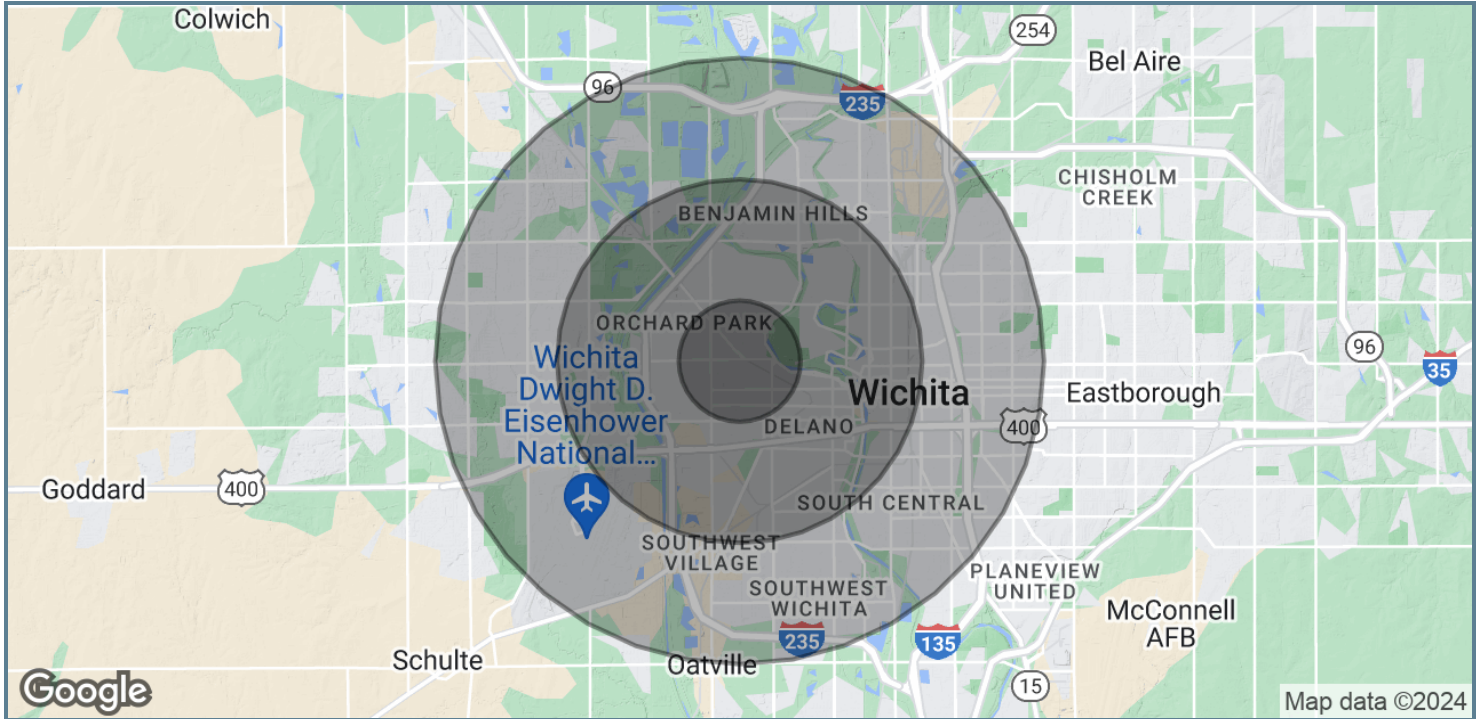
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,655	79,968	193,654
Average Age	37.4	35.6	36.5
Average Age (Male)	37.4	35.8	36.0
Average Age (Female)	37.6	36.1	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,630	37,855	88,591
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$46,758	\$48,612	\$53,015
Average House Value	\$101,123	\$103,197	\$110,946

2020 American Community Survey (ACS)

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

