



LANDMARK
COMMERCIAL

Suite 126

Suite 232

PLAZA WEST SHOPPING CENTER RETAIL SPACE FOR LEASE

601 N WEST STREET, WICHITA, KS 67203

ZACH ZERBE | 316.841.4964 | www.landmarkrealestate.net

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

LEASE RATE	\$7.00 PSF NNN
BUILDING SIZE	85,089 PSF
ZONING	Limited Commercial
ESTIMATED NNN'S	\$2.79 PSF
LOT SIZE	6.14 Acres
TRAFFIC COUNT	20,580 VPD

Available Space

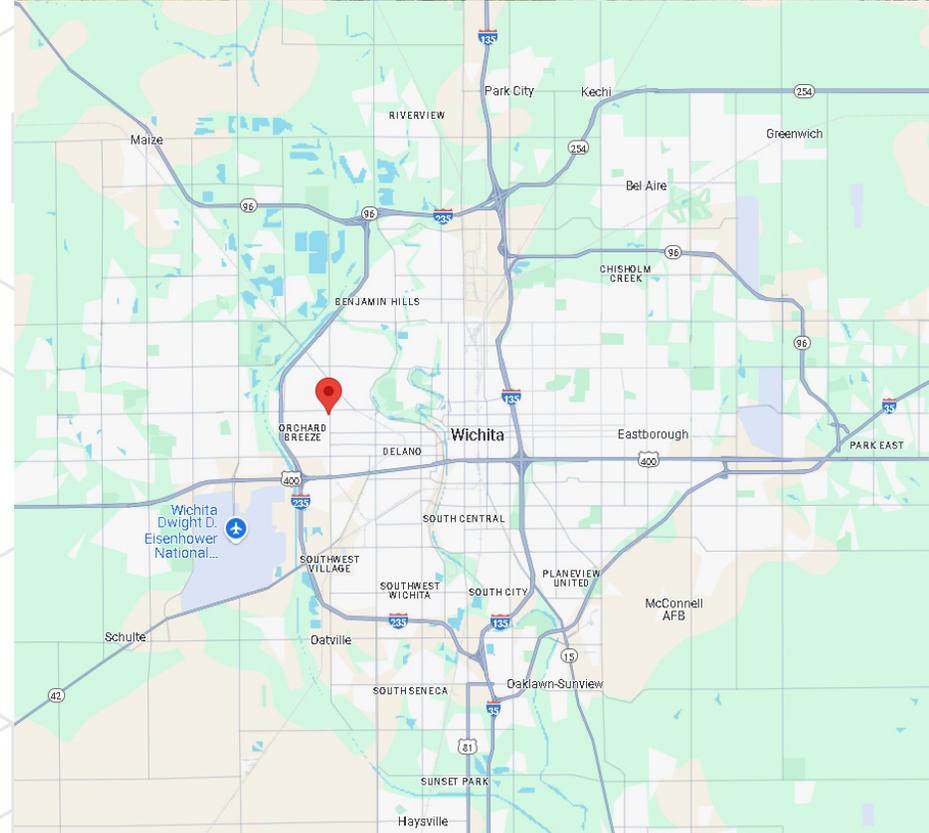
Suite 126 - 15,000 SF
Suite 144 - 2,289 SF
Suite 222 - 3,200 SF
Suite 232 - 3,618 SF

HIGHLIGHTS

- YEAR BUILT: 1958
- LOCATED ON THE SWC OF CENTRAL AND WEST ST
- DOLLAR TREE, SALLY BEAUTY SUPPLY, RENT-A-CENTER, BOOK-A-HOLIC, CRYSTAL NAILS, LITTLE CAESARS, BUFFET CITY, PET WORLD, PREMIER BARBER LOUNGE AND HABITAT FOR HUMANITY

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,456	72,755	192,372
HOUSEHOLDS	5,032	31,994	78,946
AVG HH INCOME	\$61,658	\$68,220	\$75,369



AERIAL



SUITE 232



SUITE 222





LANDMARK COMMERCIAL REAL ESTATE

156 North Emporia
Wichita, Kansas 67202
www.landmarkrealestate.net

For More Information:

ZACH ZERBE
SR. SALES ASSOCIATE

Mobile: 316.841.4964
zzerbe@landmarkrealestate.net



ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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