

# CENTRALRIDGE PLAZA

550-556 N Rldge, Wichita, KS 67212

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Endcap with hood and walk-in. Drive-thru available. High visibility signage. Low CAM costs.

## PROPERTY HIGHLIGHTS

- \$25.00 SF NN
- \$2.78 Real Estate Taxes.
- \$0.50 CAM Charges

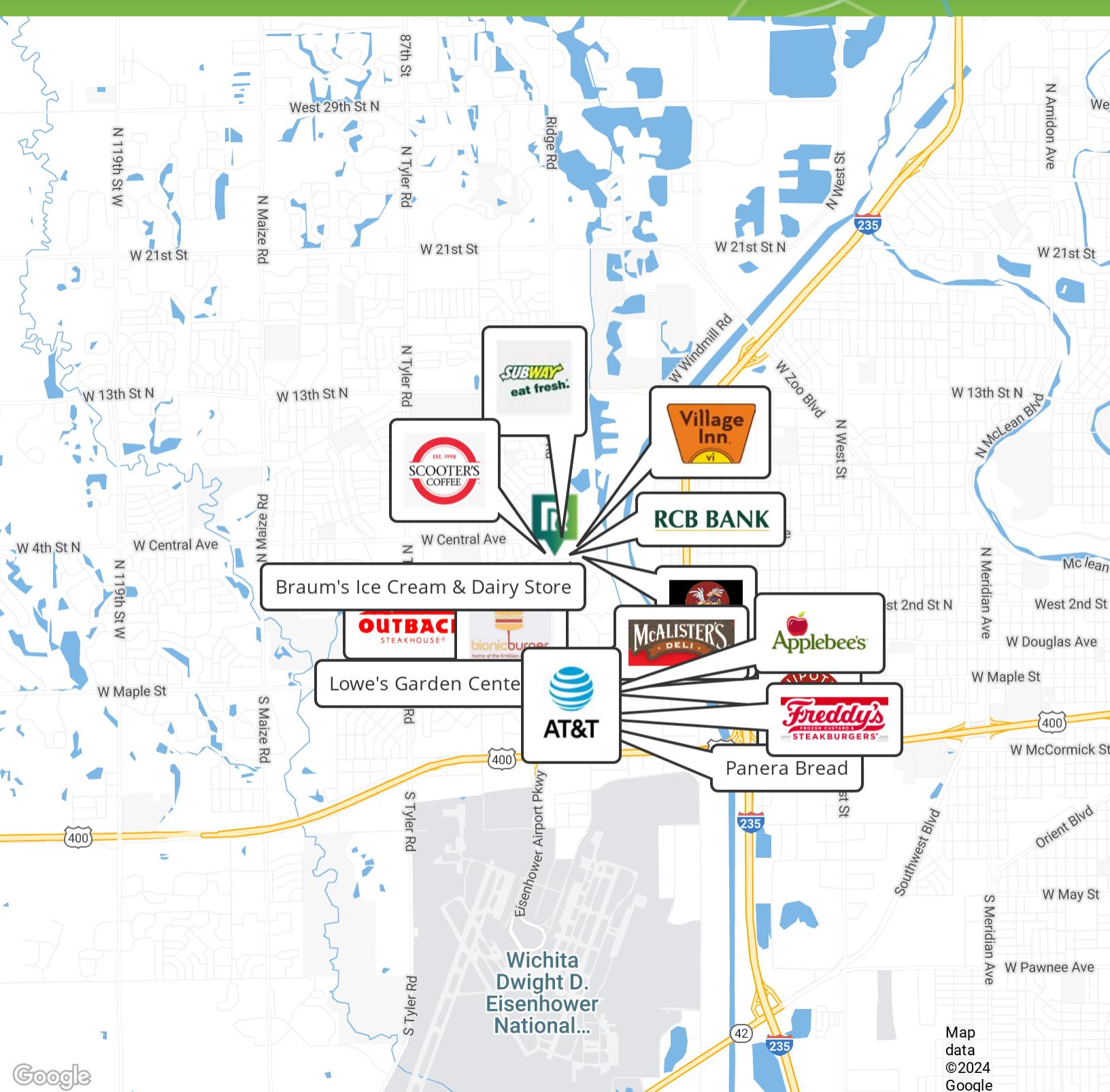
## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)		
Number of Units:	4		
Available SF:	1,350 SF		
Lot Size:	0.38 Acres		
Building Size:	5,400 SF		
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,706	4,968	8,947
Total Population	2,791	9,379	18,559
Average HH Income	\$42,598	\$51,352	\$55,842

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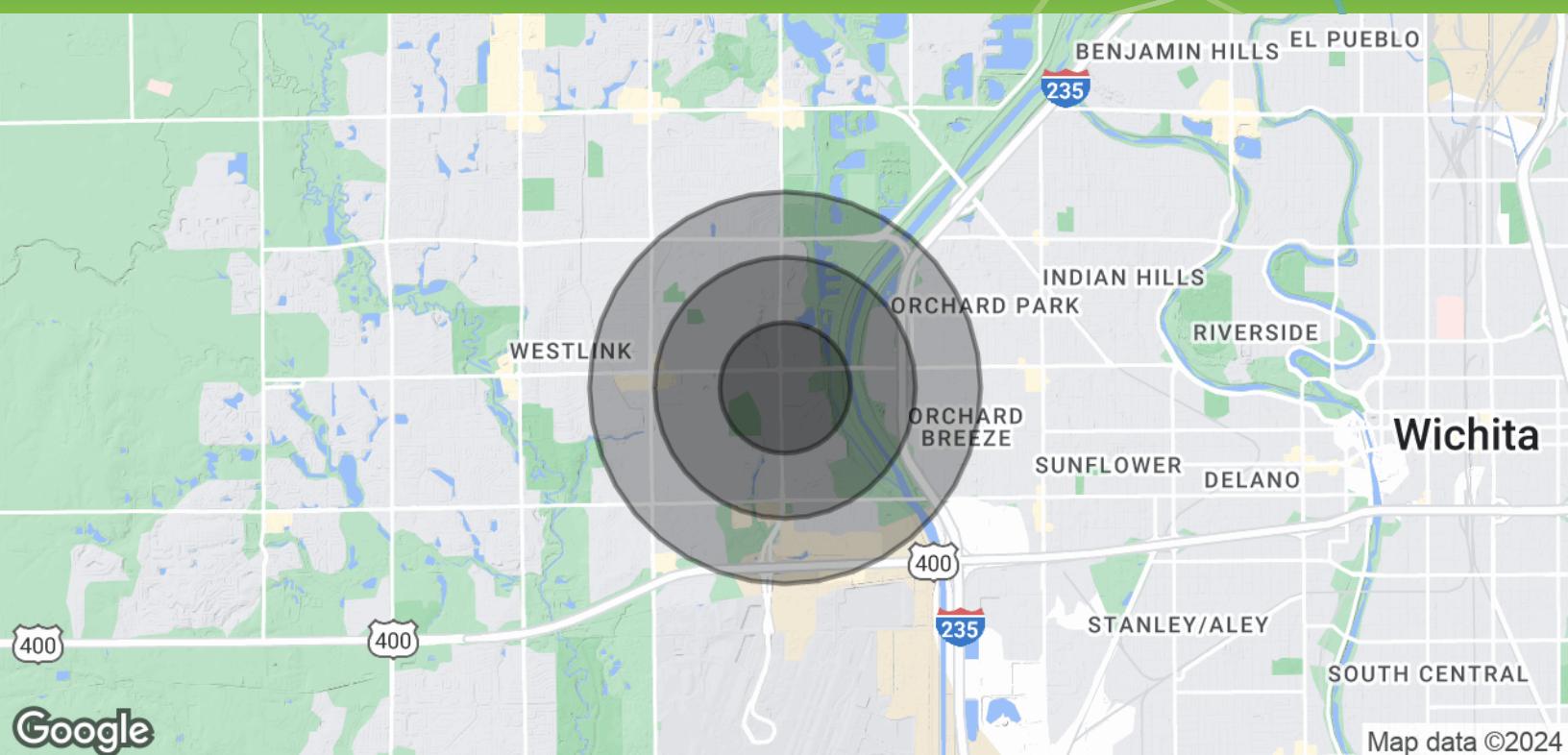
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,791	9,379	18,559
Average Age	30.9	33.5	35.3
Average Age (Male)	33.0	35.1	36.0
Average Age (Female)	29.7	33.0	35.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,706	4,968	8,947
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$42,598	\$51,352	\$55,842
Average House Value	\$75,557	\$111,330	\$121,487

\* Demographic data derived from 2020 ACS - US Census