



37th Street

FOR SALE, BUILT-TO-SUIT GROUND LEASE

AVANTE PAD SITE

West on 37th St. & Ridge Rd., *Wichita, KS | USA*

Don Piros, CCIM  dpiros@landmarkrealestate.net  (316) 990-0606

FOR SALE, BUILD-TO-SUITE, OR GROUND LEASE

AVANTE PAD SITE

Summary

Sale Price: \$16.00/SF
Build-to-Suit Price: Contact Broker
Ground Lease Price: Contact Broker

Highlights

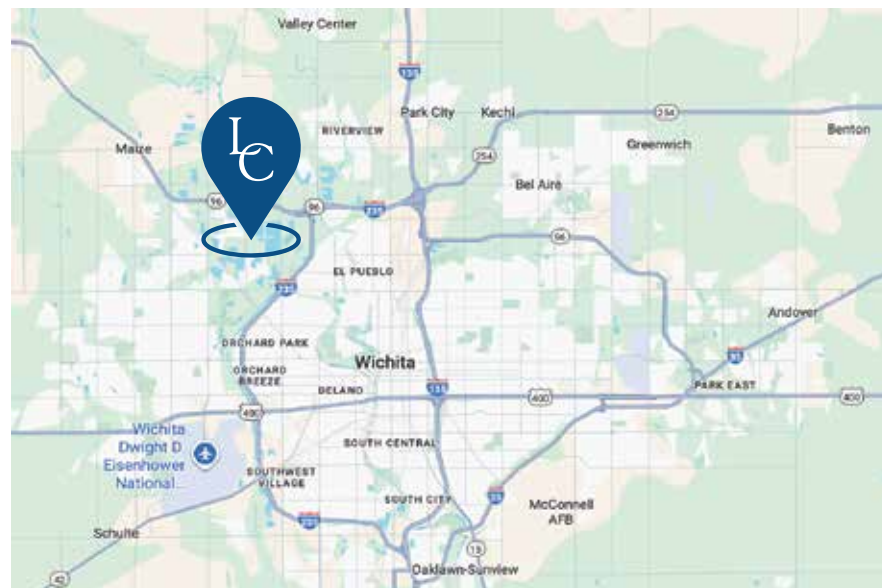
Prime Location: High-traffic intersection near Hwy 96 with excellent visibility and easy access

Strong Demographics: Rapidly growing area with high household incomes and strong consumer demand.

Built-In Customer Base: Adjacent to Avante Apartments (372 units) plus 252 more under construction

Nearby Tenants Include: Retail, dining, healthcare, and professional services Including; Hotworx, Jimmy's Egg, Just a Sip, D-1 Training, YR Family Dentistry, Glossy Nails, with many more on the way.

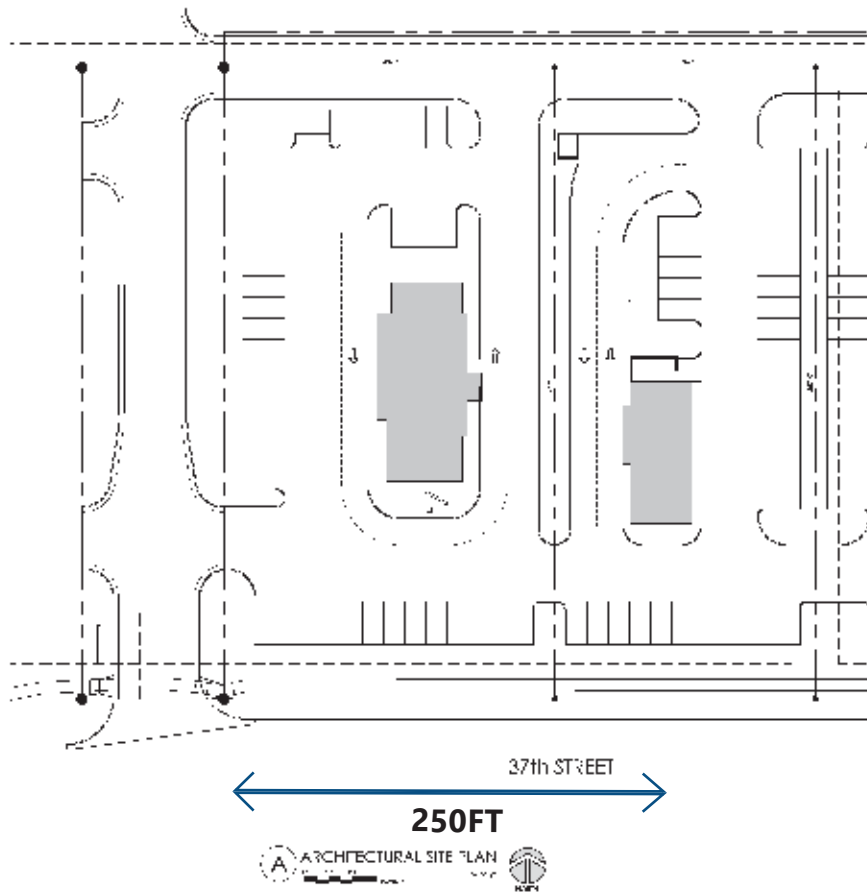
Proximity to Key Amenities: Utility stubs, access drives, ample parking, and build-to-suit opportunities. Close to major employers, schools, and Wichita State University West Campus



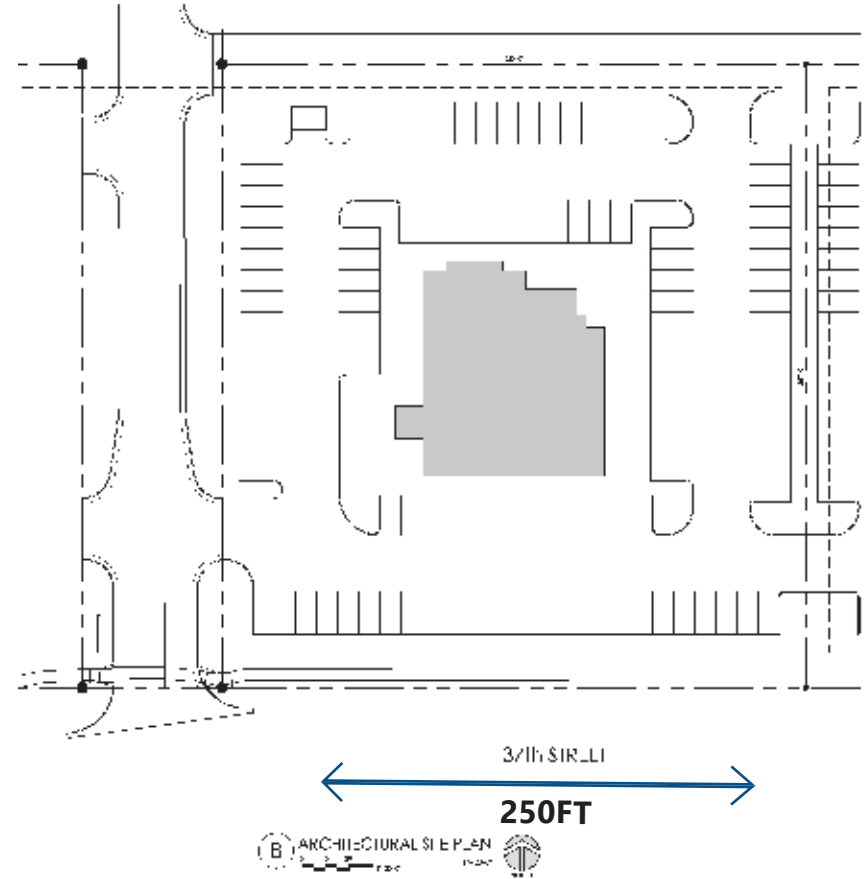
Demographics

	1 Mile	3 Miles	5 Miles
Population:	6,133	34,759	112,330
Households:	2,129	12,798	45,147
Average HH Income:	\$148,329	\$129,139	\$96,433

Lot 10



282 FT



AERIAL



CONTACT THE EXPERTS

Make your mark with LANDMARK



COMMERCIAL LISTING AGENT



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