

# BROADWAY CENTER

1750-1770 N. Broadway St., Wichita, KS 67214



**LOT SIZE:** 2.32 Acres  
**ZONING:** Limited Commercial  
**PARKING:** 140 Spaces

| SPACES           | LEASE RATE         | SPACE SIZE       |
|------------------|--------------------|------------------|
| 1750 N. Broadway | \$1,600/mo (Gross) | 1,500 SF         |
| 1770 N. Broadway | \$2,500/mo (Gross) | 1,500 - 3,000 SF |

## PROPERTY HIGHLIGHTS

- Retail/office spaces for lease at E. 17th Street N. and Broadway.
- 1770 N. Broadway can be demised to 1,500 SF.
- Monument signage available along Broadway.
- Area neighbors include:



| DEMOGRAPHICS   | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------|----------|----------|----------|
| POPULATION     | 9,979    | 82,015   | 194,929  |
| AVG. HH INCOME | \$39,442 | \$44,919 | \$50,935 |
| MEDIAN AGE     | 31.3     | 35.3     | 35.9     |

## TRAFFIC COUNTS

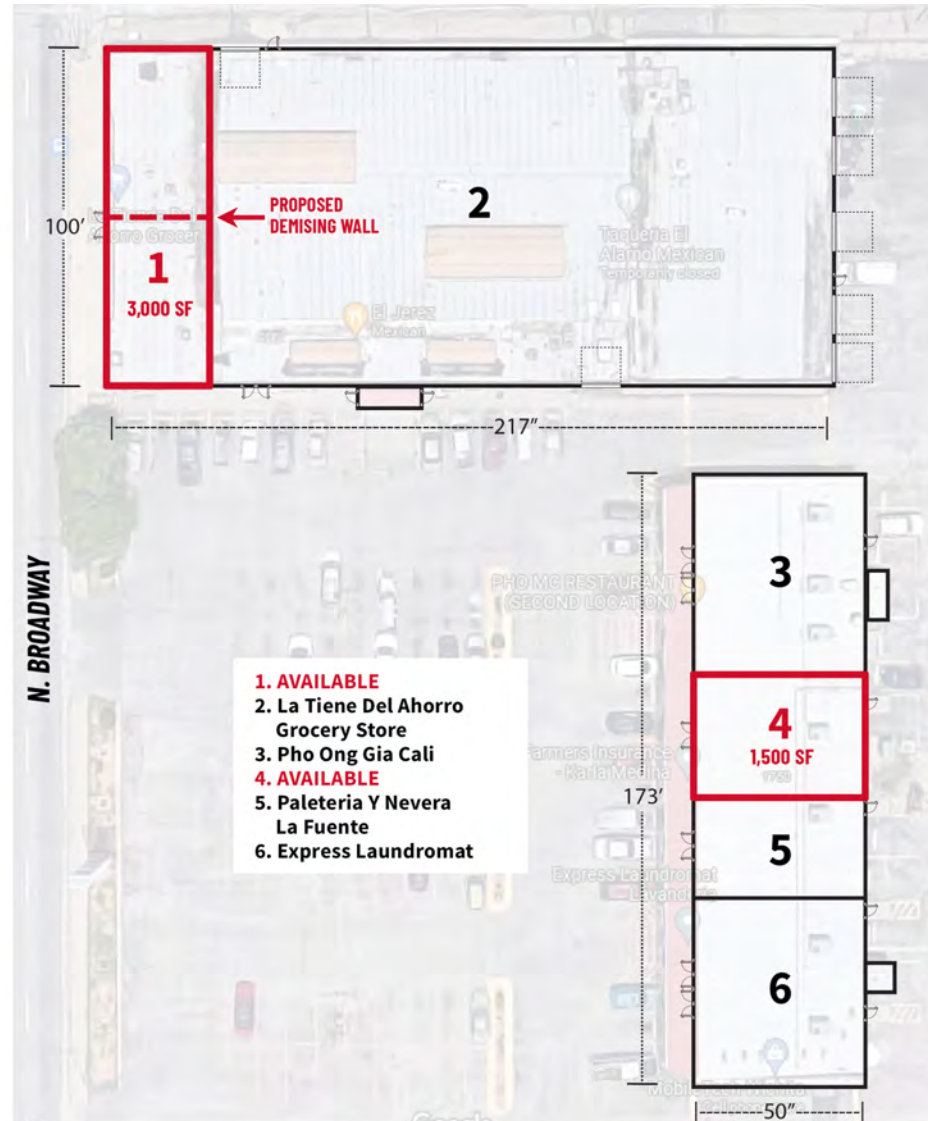
|               |            |
|---------------|------------|
| BROADWAY AVE. | 20,350 VPD |
|---------------|------------|



Offered exclusively by: Alex Ibarra, CCIM | 316-292-3903 | aibarra@weigand.com

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