

# TWIN LAKES CENTER

## PAD SITES AVAILABLE

21st St. N. & Amidon Ave., South of SE/c, Wichita, KS 67203



### PAD SITE #1

**SALE PRICE:** \$349,000.00  
**LOT SIZE:** 20,270 SF

### PAD SITE #2

**SALE PRICE:** \$300,000.00  
**LOT SIZE:** 39,426 SF

### PROPERTY HIGHLIGHTS

- Located at the regional intersection of 21st Street North and Amidon Ave. with strong density and traffic counts.
- Pad sites can be sold separately.
- Area businesses include: Intrust Bank, Aldi, Dillons, Walmart, Planet Fitness, Starbucks, Popeye's, Verizon, Chipotle, Kansas Department of Revenue, and others.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,871	68,841	177,518
MEDIAN AGE	38.2	36.4	35.3
AVG. HH. INCOME	\$85,451	\$69,137	\$74,344

### TRAFFIC COUNTS

ALONG 21ST ST. NORTH	17,909 VPD
ALONG AMIDON AVE.	16,634 VPD



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

**Ben Suellentrop**  
 316-292-3911 | bsuellentrop@weigand.com

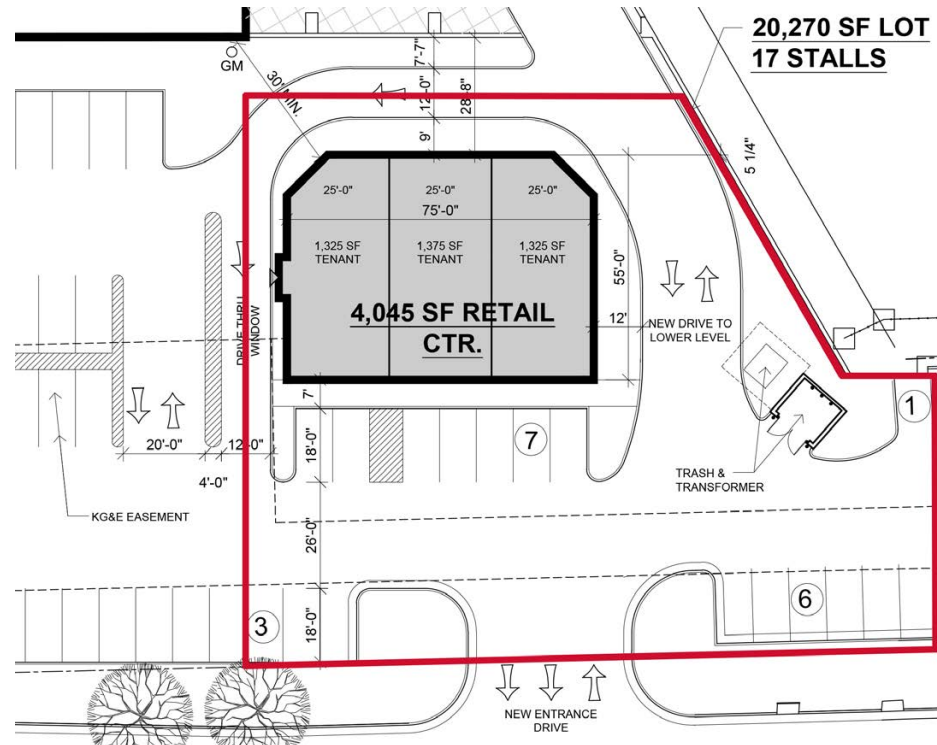
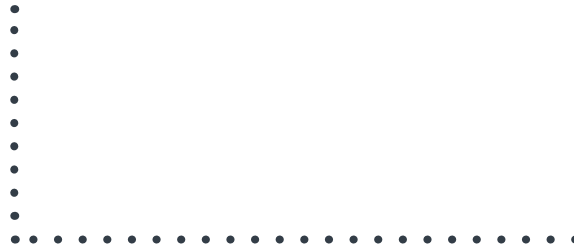
**Whitney Vliet Ward**  
 316-292-3900 | wward@weigand.com

# TWIN LAKES CENTER

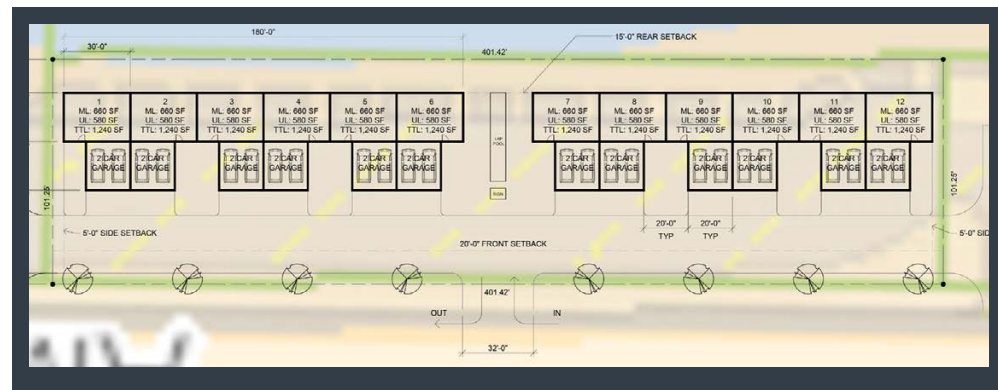
## PAD SITES AVAILABLE

21st St. N. & Amidon Ave., South of SE/c, Wichita, KS 67203

### PAD SITE #1 - CONCEPTUAL PLAN



### PAD SITE #2 - CONCEPTUAL PLAN



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

**Ben Suellentrop**  
316-292-3911 | bsuellentrop@weigand.com

**Whitney Vliet Ward**  
316-292-3900 | wward@weigand.com

# TWIN LAKES CENTER

## PAD SITES AVAILABLE

21st St. N. & Amidon Ave., South of SE/c, Wichita, KS 67203

### ACCESS POINTS



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

**Ben Suellentrop**  
316-292-3911 | bsuellentrop@weigand.com

**Whitney Vliet Ward**  
316-292-3900 | wward@weigand.com

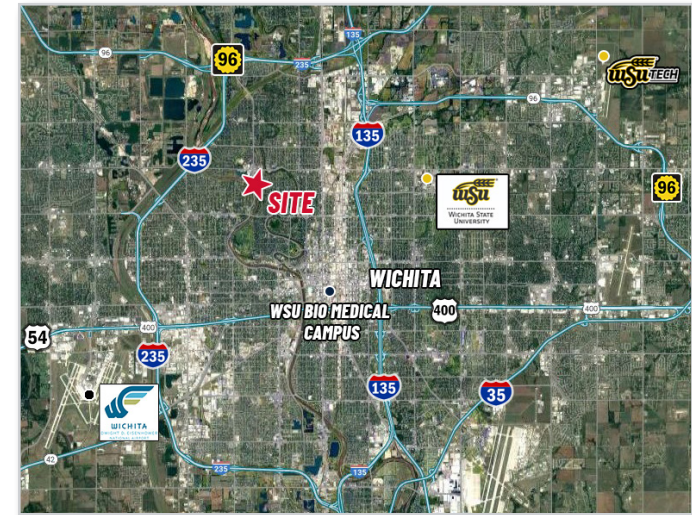
# TWIN LAKES CENTER

## PAD SITES AVAILABLE

21st St. N. & Amidon Ave., South of SE/c, Wichita, KS 67203



2.6 Miles	3.5 Miles	2.8 Miles
1.7 Miles	7.2 Miles	5.5 Miles
10.6 Miles	8.4 Miles	



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

**Ben Suellentrop**  
316-292-3911 | bsuellentrop@weigand.com

**Whitney Vliet Ward**  
316-292-3900 | wward@weigand.com