



**FOR LEASE**

## **TYLER POINTE**

8641 W. 13th St. N. | Wichita, KS

*Located in the High-Growth Area of Northwest Wichita*

1,050 -4,347 SF • 8 SPACES • NEGOTIABLE • \$7.25 NNN



**Scan QR to view property on website**

Occidental Management, Inc.  
165 S. Rock Island, Ste. 300, Wichita, KS 67202

| [occmgmt.com](http://occmgmt.com)

| 316.262.3331



SIGNAGE AVAILABLE

## AVAILABLE SPACE

### Total Available | 9,894 SF

<b>Ste. 102</b>   1,724 SF	<b>Ste. 113</b>   1,523 SF
<b>Ste. 105</b>   1,516 SF	<b>Ste. 114</b>   1,408 SF
<b>Ste. 109</b>   1,257 SF	<b>Ste. 115</b>   1,416 SF
<b>Ste. 112</b>   1,050 SF	

Lease Rate Starting at \$14.50 SF  
NNN \$7.25 SF

Suites 113-115 are contiguous\*

## PROPERTY OVERVIEW

# Experience High Growth in Northwest Wichita

Are you looking for Class A retail space to locate your new or already established business? Tyler Pointe Shopping Center in Northwest Wichita is the premier shopping center located at the high-traffic intersection at 13th and Tyler Rd. A great place for a national franchise, local favorite restaurant or boutique retail shop.

Northwest Wichita is a well-established area where neighborhoods continue to expand. It also features one of the highest traffic demographic areas in Wichita. This property is shadow anchored by Dillon's, Wesley Medical Center and other retail and service providers.

## PROPERTY DETAILS



SURROUNDING AERIAL VIEW OF PROPERTY

## LOCATION DEMOGRAPHICS

LOCAL POPULATION	
MILE 1	12,640
MILE 3	74,728
MILE 5	136,235

HOUSEHOLD INCOME	
MILE 1	\$65,528
MILE 3	\$70,000
MILE 5	\$64,168

MEDIAN AGE	
MILE 1	39
MILE 3	39
MILE 5	38



## ENDLESS OPTIONS

# Multiple Configurations Available

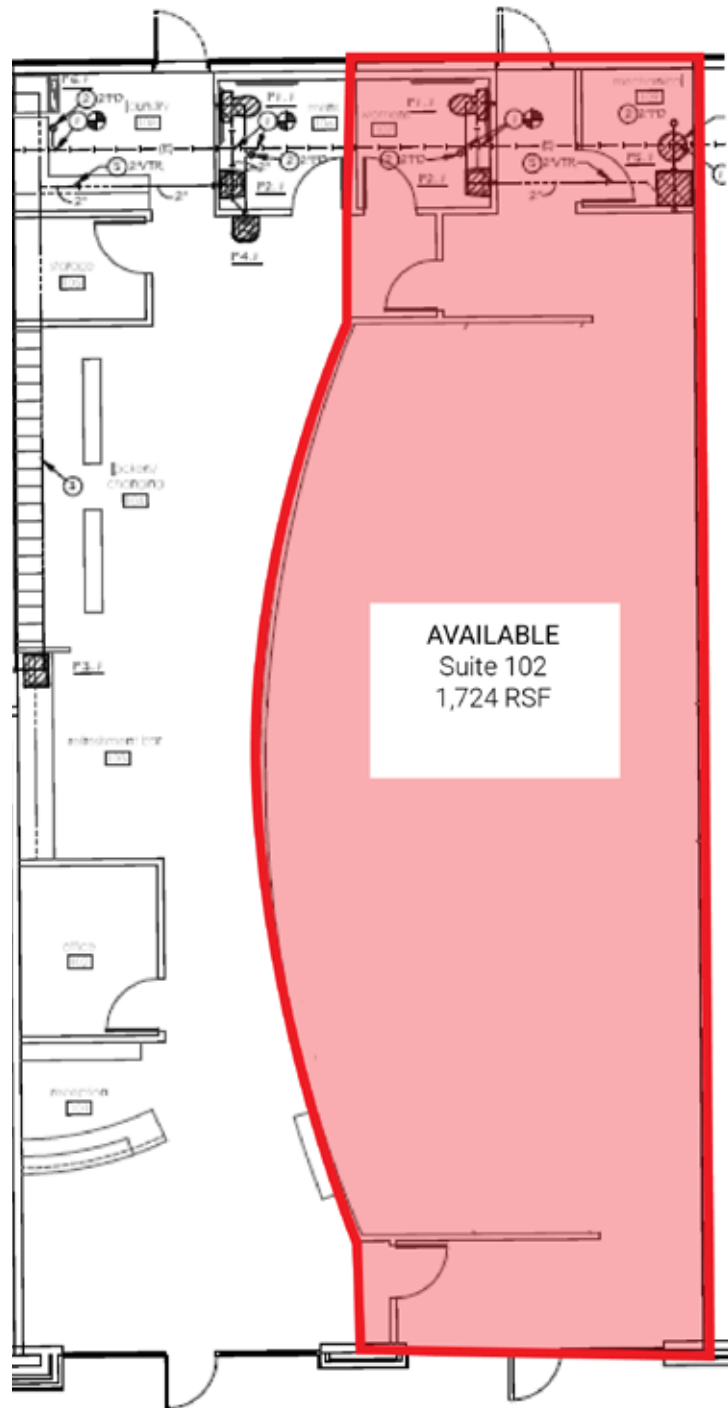
Tyler Pointe Shopping Center provides options from 1,050 to 4,347 contiguous square feet. This provides the opportunity for any new or already established business to find the perfect size for growth and success.





## FLOOR DETAILS

1,257 SF to 1,724 SF Available



## FLOOR DETAILS

1,724 SF Suite 102  
Built-Out Retail or Fitness Space



1,724 SF Suite 102  
Built-Out Retail or Fitness Space



## FLOOR DETAILS

\* 4,347 SF Suite 113-115  
Suites 113-115 contiguous



## Surround Your Business in a High-Growth Community

13th Street is heavily trafficked with a four-lane arterial that carries commuters easily between West and East Wichita.

### BUSINESSES NEARBY

Dillon's and Wesley Medical Center, along with retail and service providers.

## Real Estate Brokerage Relationships

*Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.*

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

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Licensee

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**Gary Oborny**

Supervising/branch broker

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**Occidental Management, Inc.**

Real estate company name approved by the commission

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Buyer Seller Acknowledgement (not required)

*Approved by the Kansas Real Estate Commission on Oct. 10, 2017*