



# FREESTANDING BUILDING WITH DRIVE-THRU

FOR SUBLEASE 2126 N. WEBB RD., WICHITA, KS 67206

**LEASE RATE** CONTACT BROKER

**ESTIMATED NETS** CONTACT BROKER

**AVAILABLE SF** 1,586 SF

**YEAR BUILT** 2009

**PARKING** Doorside

**ZONING** Limited Commercial

## PROPERTY HIGHLIGHTS

- For sublease – current lease expires: 10/31/29.
- Drive-thru.
- Walk-in freezer.
- The property has a dedicated grease trap.
- High visibility near the corner with signage opportunities on both 21st and Webb Road.

| DEMOGRAPHICS                                                                                              | 1 MILE     | 3 MILES   | 5 MILES  |
|-----------------------------------------------------------------------------------------------------------|------------|-----------|----------|
|  POPULATION          | 5,722      | 50,239    | 151,726  |
|  AVG. HH INCOME      | \$135,474  | \$101,380 | \$87,448 |
|  MEDIAN AGE          | 46.9       | 39        | 35.6     |
| <b>TRAFFIC COUNTS</b>                                                                                     |            |           |          |
|  21ST ST. & WEBB RD. | 33,340 VPD |           |          |



Ben Gartner, SIOR, CCIM | (316) 292-3967 | bgartner@weigand.com

**Weigand Real Estate – Commercial**

Office: (316) 262-6400

Weigand.com

# FREESTANDING BUILDING WITH DRIVE-THRU FOR SUBLEASE 2126 N. WEBB RD., WICHITA, KS 67206

**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Ben Gartner, SIOR, CCIM | (316) 292-3967 | [bgartner@weigand.com](mailto:bgartner@weigand.com)

**Weigand Real Estate - Commercial**

Office: (316) 262-6400

[Weigand.com](http://Weigand.com)