

**SITE****WEIGAND**
COMMERCIAL

RETAIL AT SIENA PLAZA

FOR LEASE 7718 E. 37TH ST. N., SUITE 300, WICHITA, KS 67226

LEASE RATE \$16.00/SF/YR. (NNN)

AVAILABLE SF 3,500 SF

ESTIMATED NETS \$8.00/SF

PARKING 160± SPACES

YEAR BUILT 2004 / 2006

ZONING LIMITED COMMERCIAL

PROPERTY HIGHLIGHTS

- 3,500 sf retail suite at Rock Rd. and Hwy. K-96, one of Wichita's most established retail corridors.
- Efficient, move-in-ready footprint (former retail/liquor store layout) with working coolers well suited for retail, service, or specialty users.
- Digital monument and building signage available for high visibility.
- Join local and national retailers in the center and area including Fizz Burgers & Bottles, Napoli Italian Eatery, Marriott International, QuikTrip, and Braum's, plus many more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	8,533	43,553	100,156
 AVG. HH INCOME	\$100,126	\$124,305	\$128,883
 MEDIAN AGE	33.6	37.3	35.9

TRAFFIC COUNTS

	HWY. K-96 & ROCK RD. 37TH ST. & ROCK RD.	52,721 VPD 24,521 VPD
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ADDITIONAL PHOTOS



37th St. Signage Opportunity



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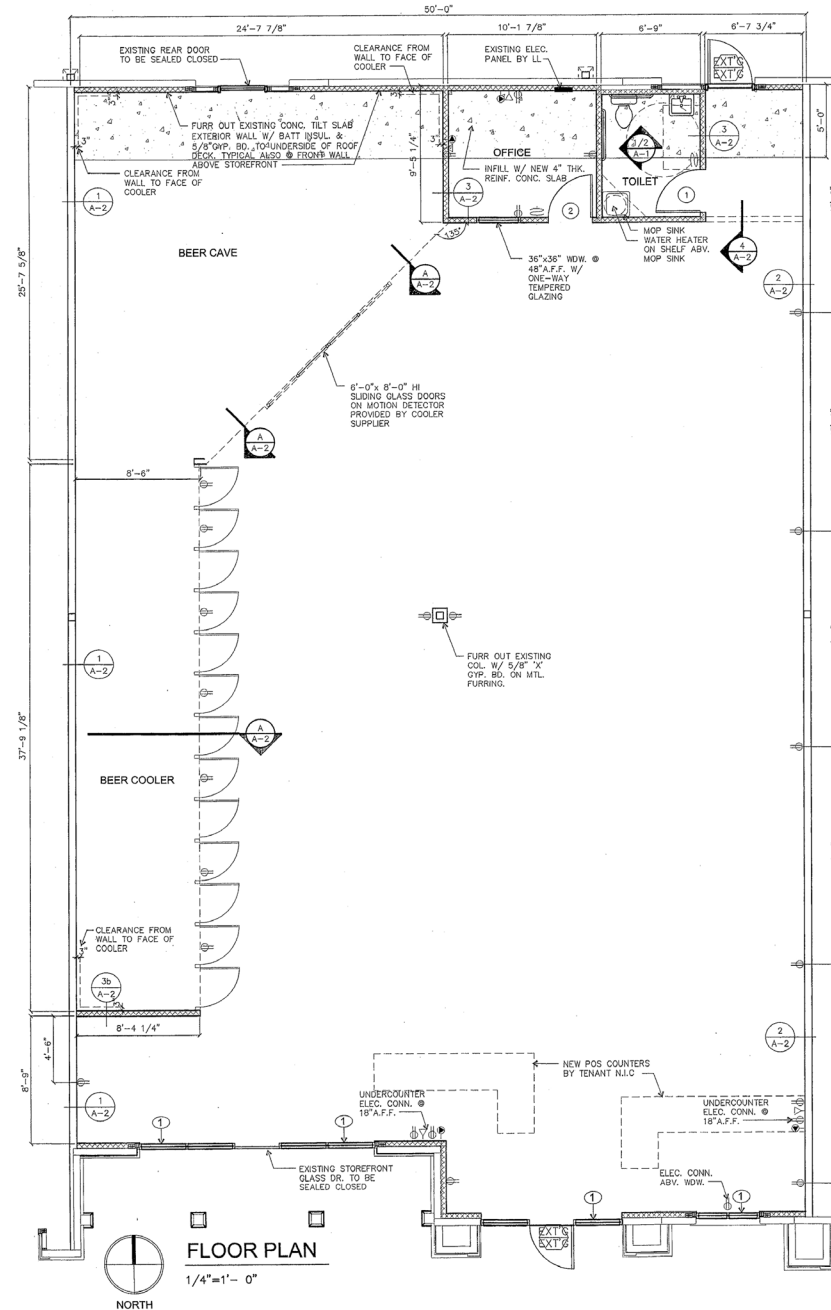
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FLOOR PLAN



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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.



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