



END-CAP RETAIL ALONG GREENWICH ROAD AT K-96 HWY.

FOR LEASE 2413 N. GREENWICH RD., WICHITA, KS 67226

LEASE RATE	CONTACT BROKER
ESTIMATED NETS	\$14.28/SF
AVAILABLE SF	4,500 SF
BUILDING SIZE	14,000 SF
YEAR BUILT	2015
PARKING	101 Spaces

PROPERTY HIGHLIGHTS

- A rare opportunity to lease 4,500 SF of highly visible end cap space within the dynamic Regency Lakes Development – anchored by Target and Bass Pro Shops.
- Strategically positioned at the high-traffic intersection of Highway K-96 and Greenwich Road, this location benefits from strong co-tenancy and vibrant mix of national, regional and local retailers and restaurants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,031	36,003	121,758
AVG. HH INCOME	\$162,852	\$166,539	\$127,498
MEDIAN AGE	39.6	40	36.6
TRAFFIC COUNTS			
K-96 HWY. GREENWICH RD.			10,486 VPD 30,150 VPD

AREA NEIGHBORS INCLUDE



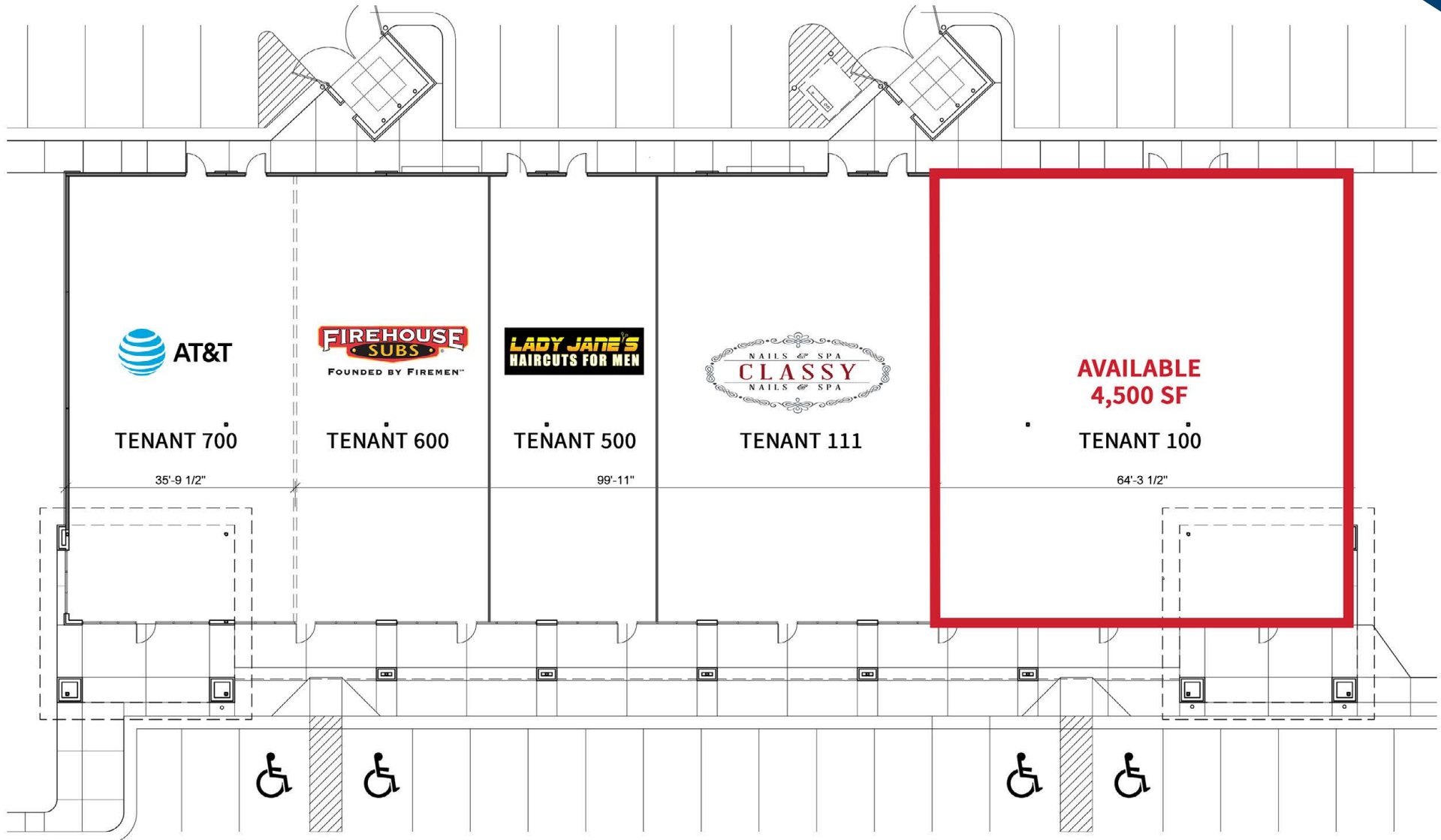
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SITE PLAN



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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AERIAL VIEW



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