



BUILD-TO-SUIT AT SIENA PLAZA

GROUND LEASE/BUILD-TO-SUIT 7718-7730 E. 37TH ST. N., WICHITA, KS 67226

GROUND LEASE RATE Contact Broker

ZONING Limited Commercial

PARKING 160± Spaces at Siena Plaza

SPACES	LEASE RATE	LOT SIZE
Lot 1	Contact Broker	80,433 SF
Lot 2	Contact Broker	42,196 SF

PROPERTY HIGHLIGHTS

- Pad sites available for build-to-suit or ground lease near 37th Street and Rock Road with strong traffic counts.
- Located within the Siena Plaza development, a coveted northeast Wichita retail shopping center.
- Signage opportunities available on the digital monument.
- Area neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,669	42,139	99,531
AVG. HH INCOME	\$102,480	\$115,282	\$119,719
MEDIAN AGE	33.6	37.4	35.9
TRAFFIC COUNTS			
K-96 & ROCK RD.			52,721 VPD
37TH ST. & ROCK RD.			24,521 VPD



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SITE PLAN



SPANGENBERG PHILLIPS
ARCHITECTURE



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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