



# TURNKEY RESTAURANT – AMIDON SQUARE

FOR LEASE 2706-2730 N. AMIDON AVE., WICHITA, KS 67204

**LEASE RATE:** \$12.00 SF/Yr. (NN)

**AVAILABLE SF:** 4,800 SF

**ESTIMATED NETS:** \$2.00/SF

**YEAR BUILT:** 1966

**ZONING:** LC

**PARKING:** Ample

## PROPERTY HIGHLIGHTS

- Previously DeFazio's Italian Restaurant and most recently Sam's Southern Eatery.
- Kitchen equipment, dishes and utensils included.
- Ample door-side parking.
- Seating capacity: 143.




## HIGHWAY ACCESS

 1.1 MILES


 5.0 MILES

 2.8 MILES

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	10,592	53,888	156,496
 AVG. HH INCOME	\$71,784	\$66,518	\$71,484
 MEDIAN AGE	39	39	38

## TRAFFIC COUNTS

 25TH & AMIDON	22,519 VPD
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Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

**Weigand Real Estate – Commercial**

Office: 316-262-6400

Weigand.com

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## INTERIOR PHOTOS



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

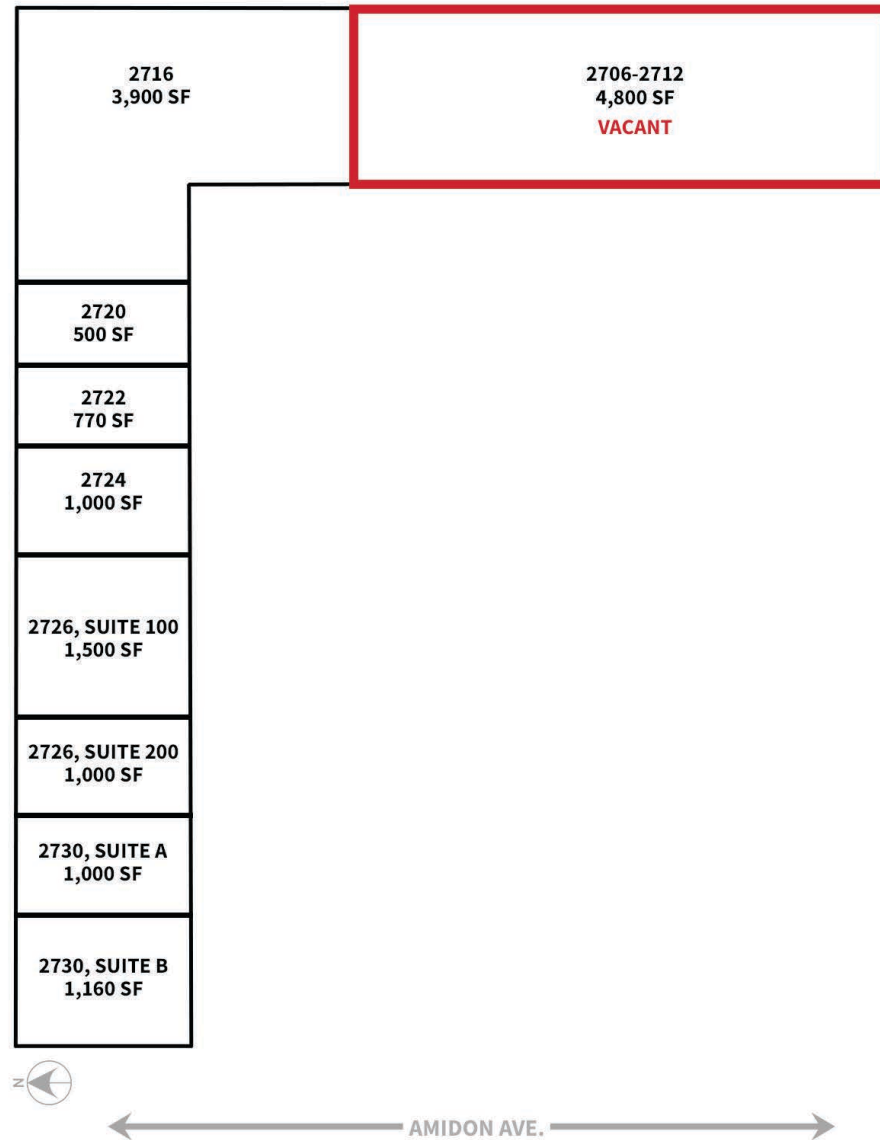
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SITE PLAN – 4,800 SF AVAILABLE



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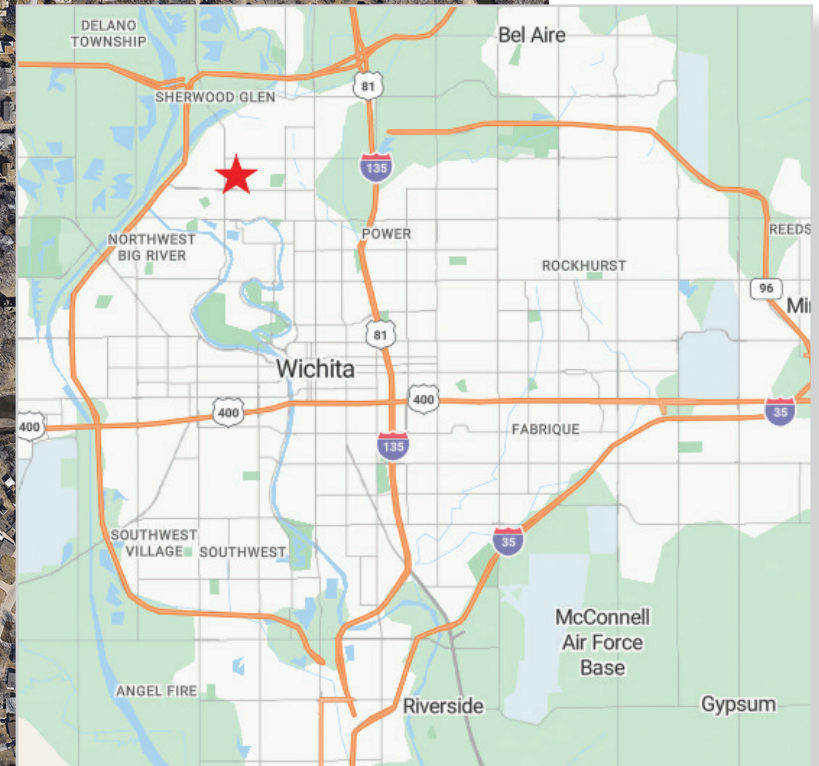
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## AERIAL VIEW



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