



LANDMARK
COMMERCIAL

Good LIFE
GOLF LAB

glossy
NAIL BAR

HOTWORX

SHOPS AT AVANTE I

RETAIL SPACES FOR LEASE

3801 N RIDGE RD, WICHITA, KS 67205

www.landmarkrealestate.net | 156 North Emporia Ave, Wichita, KS 67202

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

LEASE RATE: Starting at \$24.00 PSF NNN

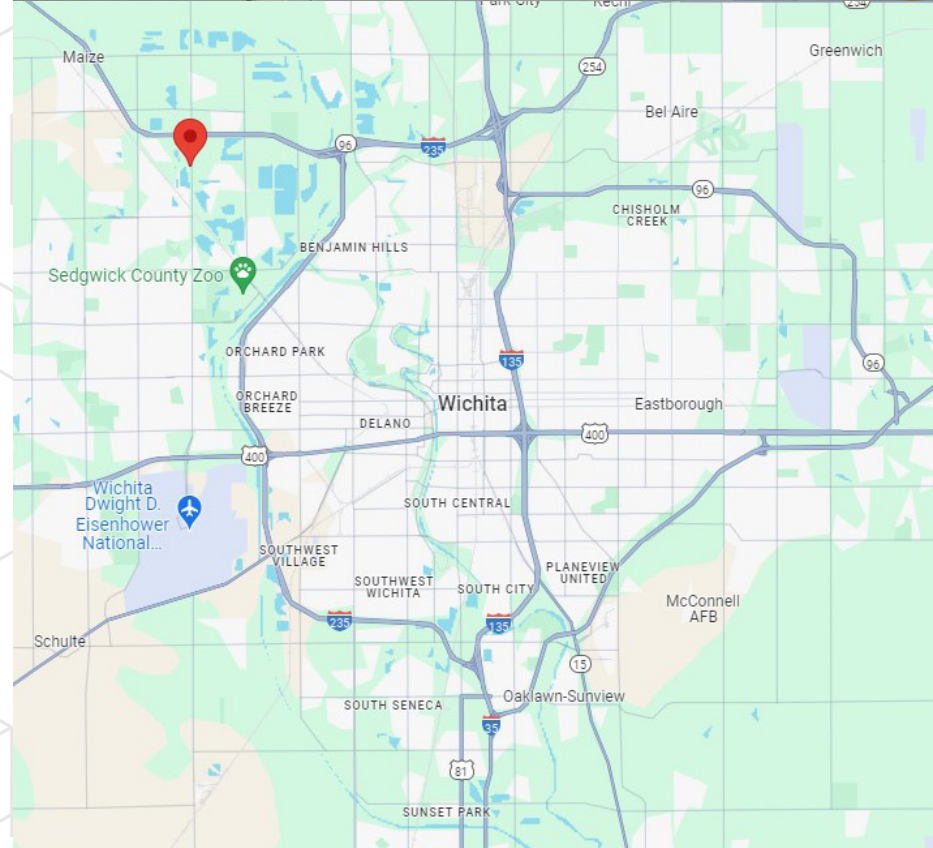
Available space	1600 - 5152 SF
Location	Hard NWC of 37th and N Ridge Rd
Traffic Count	27,430 VPD at 37th & Ridge Rd
Parking	200 stalls

HIGHLIGHTS

- Drive-thru available
- In front of Avante Apartment complex
- Built in 2023
- High traffic intersection
- Tenants: Hotworx, Jimmy's Egg, Just a Sip/Papas Icecream, D-1 Training, Bricks & Minifigs, The Golf Lab, YR Family Dentistry, Glossy Nails
- Area Neighbors: Quiktrip, Wendy's, American AgCredit, GreneVision Group, Wichita Dermatology, Security 1st Title, Azria Health and many more!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,133	34,759	112,330
Households	2,129	12,798	45,147
Avg HH Income	\$148,329	\$129,139	\$96,433



PHOTOS



SITE PLAN



AERIAL





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REAL ESTATE

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Wichita, Kansas 67202
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For More Information:

DON PIROS, CCIM
SR. VICE PRESIDENT

Mobile: 316.990.0606
dpiros@landmarkrealestate.net



ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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