

FORMER FAMILY DOLLAR

1755 S. Webb Rd. | Wichita, KS 67207
FOR SUBLEASE CONTACT BROKER



BUILDING SIZE
9,270 SF (PER COUNTY)

SITE SIZE
46,765 SF (1.08 A)

CEILING HEIGHT
11'8" TO DROP CEILING
12'7" TO TRUSS
14'8" TO DECK

YEAR BUILT
2020

PARKING
27 SPACES

ZONING
LC

2023 TAXES (\$3.62/SF)
GENERALS: \$3,468.94
SPECIALS: \$8.89



TRAFFIC COUNTS
APPROX. 17,765 VPD @ E. HARRY ST.
APPROX. 17,101 VPD @ WEBB RD.

PROPERTY HIGHLIGHTS

- Second generation retail space available for sublease.
- Freestanding building with pylon signage.
- Great visibility and ample parking.
- Join area tenants Kroger, Walgreens, McDonalds, QuikTrip, Subway, Taco Bell, and many more.



Offered by: **Grant Tidemann, SIOR**
316-292-3908 | tidemann@weigand.com

Austin Swisher, CCIM
316-292-3902 | aswisher@weigand.com

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FLOOR PLAN

119-32-0-11-01-036.02
6/20 #433



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,840	54,494	133,969
AVG. HH INCOME	\$89,544	\$104,805	\$108,806
MEDIAN AGE	32.8	34.5	36.2

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