FORMER FAMILY DOLLAR

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



TRAFFIC COUNTS

APPROX. 17,765 VPD @ E. HARRY ST.

APPROX. 17,101 VPD @ WEBB RD.

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

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: G

y: Grant Tidemann, SIOR

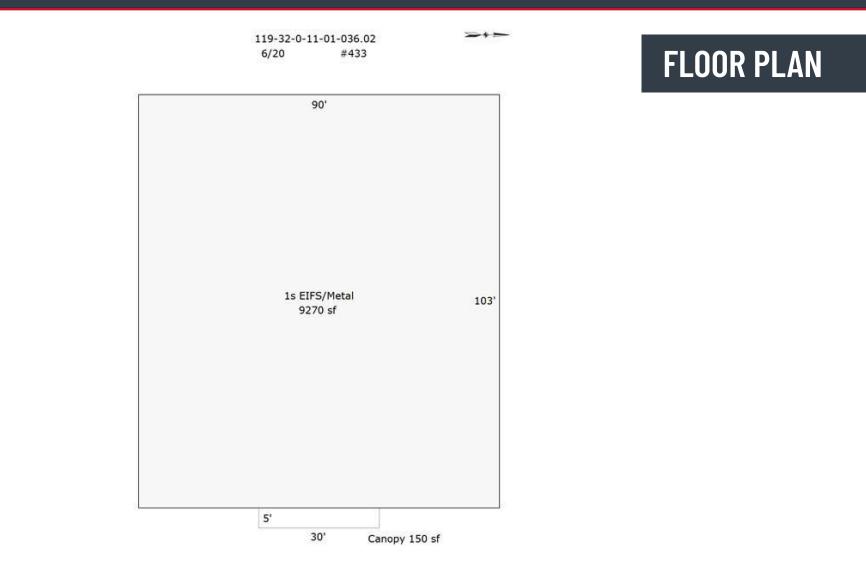
316-292-3908 | tidemann@weigand.com

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

J.P. Weigand & Sons, Inc. Commercial | 150 N. Market Wichita, KS 67202 | WeigandCommercial.com

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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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