

# Office/Retail Space for Lease

2312 W. Pawnee, 2412 W. Pawnee



2312 W. Pawnee, Suite 102



2312 W. Pawnee, Suite 104



2412 W. Pawnee

## PROPERTY HIGHLIGHTS

- Located on SE/corner of Pawnee & Meridian
- Ample Parking
- Easy Access to US-400 (Kellogg Ave), K-42, & I-235
- 14,000+ Vehicles per day
- Green Space

## DEMOGRAPHICS

|                | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------|----------|----------|----------|
| Population     | 21,373   | 70,879   | 180,791  |
| Avg. HH Income | \$41,138 | \$46,642 | \$52,146 |
| Median Age     | 34.8     | 35       | 35.5     |

## AVAILABLE SPACES

### 2312 W. Pawnee

Suite 102 – 1,400 SF \$1,400/mo.

Suite 104 - 1,600 SF \$1,840/mo.

### 2412 W Pawnee

2,752 SF – Starting at \$3,200/mo. or

**LEASING SPECIAL - \$2,500/mo. for the first year  
with a 3-year term**

Free Standing Building on the Hard Corner  
Zoned Limited Commercial with approved  
Conditional Use Permit for car sales

**BUILDERS INCORPORATED**  
1081 South Glendale  
Wichita, Kansas 67218  
Buildersinc.com

ESTABLISHED 1942  
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**316.684.1400**

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