

FORMER FAMILY DOLLAR

4040 S. Meridian Ave. | Wichita, KS 67217
FOR SUBLEASE CONTACT BROKER



BUILDING SIZE
8,400± SF (PER COUNTY)

SITE SIZE
54,725 SF (1.26 A)

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

YEAR BUILT
2017

PARKING
26±

ZONING
LC

2023 TAXES (\$3.37/SF)
GENERALS: \$26,573.18
SPECIALS: \$1,747.24



TRAFFIC COUNTS
APPROX. 12,317 VPD @ MERIDIAN
APPROX. 7,594 VPD @ MACARTHUR

PROPERTY HIGHLIGHTS

- Second generation retail space available for sublease.
- Freestanding building with pylon signage.
- Great visibility and ample parking.
- Easy access to I-235.



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

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

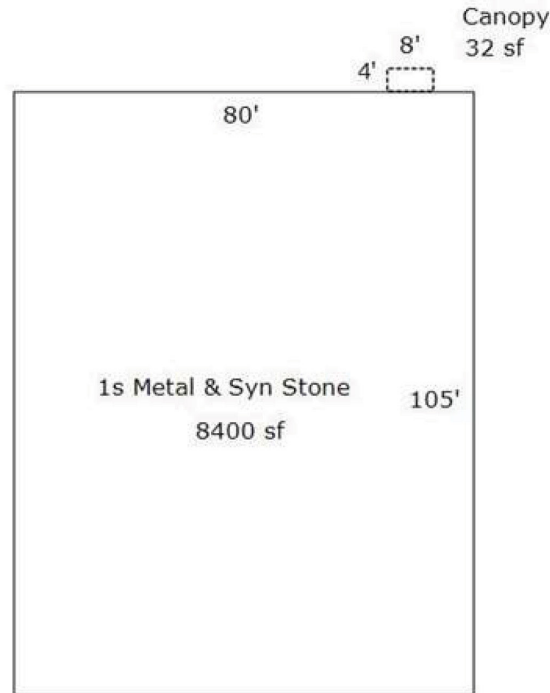
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FLOOR PLAN

214-18-0-22-02-001.01

6-17 #483



Meridian



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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------|----------|----------|----------|
| POPULATION | 11,740 | 109,050 | 236,830 |
| AVG. HH INCOME | \$62,211 | \$68,953 | \$76,229 |
| MEDIAN AGE | 31.9 | 33.2 | 34.0 |

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