



LANDMARK  
COMMERCIAL

# FLEX SPACE/OFFICE WAREHOUSE FOR SALE/LEASE

4608 W MAPLE ST, WICHITA, KS 67209

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# DRONE





# PROPERTY SUMMARY

SALE PRICE  
LEASE RATE

Call For Pricing  
\$8 PSF NNN

AVAILABLE SF

1056 SF - 9,988 SF

ZONING

Limited Commercial

TAXES

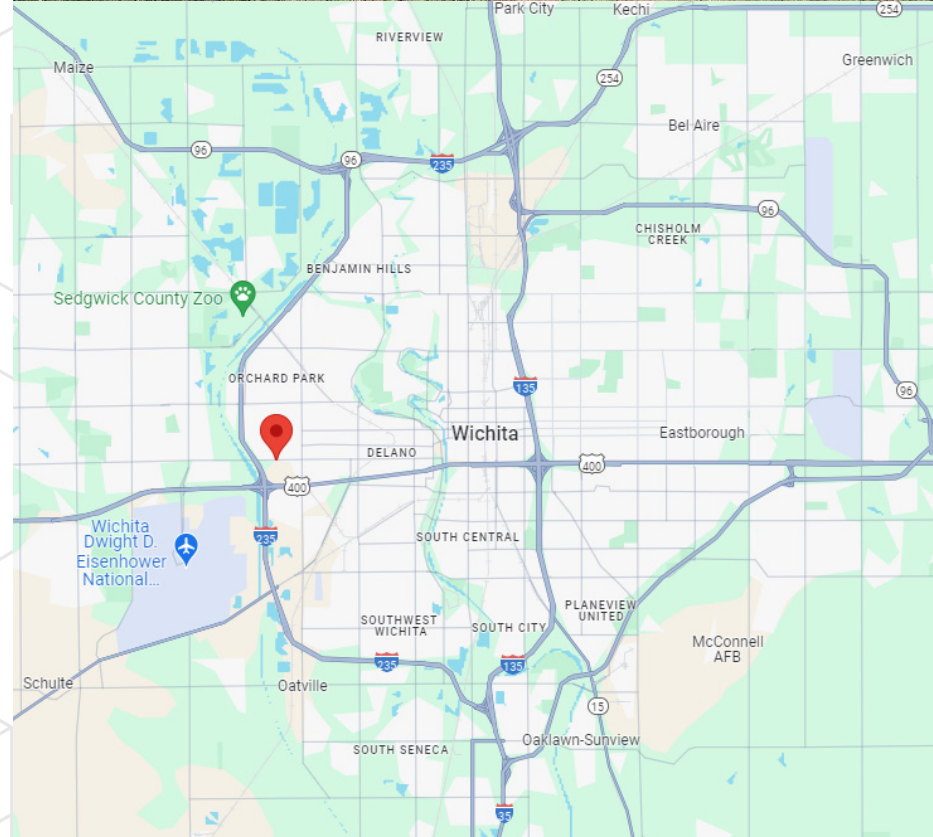
\$4,663.85

## HIGHLIGHTS

- PRE-LEASING READY BY JUNE 2024
- LOCATION: WEST OF TRACY ON MAPLE
- BUILD TO SUIT
- BUILT IN 1999 WITH NEW CONSTRUCTION IN 2024
- UNIT FEATURES: CUSTOM TO TENANT FOR DEMISING WALL, HVAC, CONCRETE, 1 BATHROOM PLUMMED
- OVERHEAD DOORS: 8'6 TALL X 11'8 WIDE
- AREA NEIGHBORS: MAPLE STREET MINI MALL, TOWNE WEST SQUARE, DICK'S SPORTING GOODS, PETSMART, CHICO'S RESTAURANT, SPEAR'S RESTAURANT, QUIKTRIP, STAR LUMBER, AND MANY MORE!

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,559	64,018	188,286
HOUSEHOLDS	2,442	28,138	76,824
AVG HH INCOME	\$58,202	\$61,047	\$70,939





# PHOTOS





# AERIAL







## LANDMARK COMMERCIAL REAL ESTATE

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### For More Information:

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## ABOUT LANDMARK

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