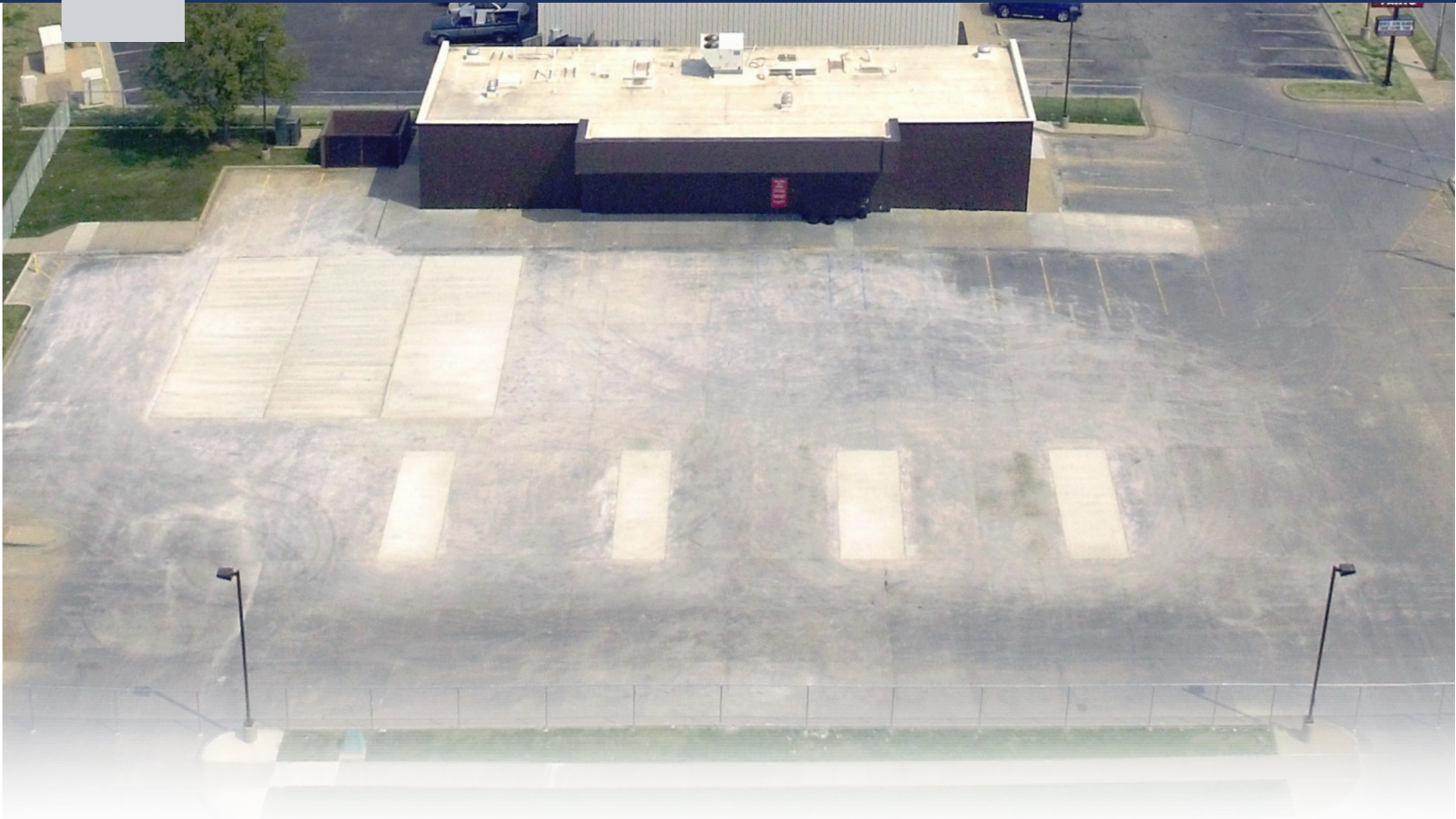


FOR LEASE

Visible Hard Corner

1414 N. Oliver, Wichita KS 67211



LEASING INFO

- | | |
|-----------------------------------|--|
| Space Size: 3,250 SF | ✓ Possible build to suite available |
| Lot Size: 1.02 Acres | ✓ Very high visibility |
| Lease Rate: Negotiable | ✓ Lots of parking space availability |
| Lease Type: NNN | ✓ Former QuikTrip site |
| Zoning: Limited Commercial | ✓ Established retail trade area |
| | ✓ Close proximity to Wichita State Univ. |

Potential Uses:

- | | |
|------------------------|-----------------------|
| - Fast Food Restaurant | - University Services |
| - Retail Store | - Multi-Tenant |
| - Health Clinic | - Non-Profit |
| - Veterinary Office | - Car Lot / Parking |

FOR LEASE

Visible Hard Corner

1414 N. Oliver, Wichita KS 67211



AREA INFO

Area Neighbors: Capitol Federal Savings Bank, AutoZone, Dollar General, Furniture on Consignment, Presto, Family Dollar, Easyhome Furnishings, O'Reilly Auto Parts, Bullseye Shooting Range, Post Office, Advance Auto Parts

Population Count:	86,303
Median Household Income:	\$43,120
Traffic Count (13th & Oliver):	31,336 VPD
Total Businesses:	4,382

**Based on a 3 mile radius. Statistics provided by esri*