

NEWLY REMODELED OFFICE/RETAIL



## Property Features

Lease Rate:	\$12.00/SF
Lease Type:	Modified Gross
Building Size:	650 - 5,400 SF
Zoning:	Limited Commercial

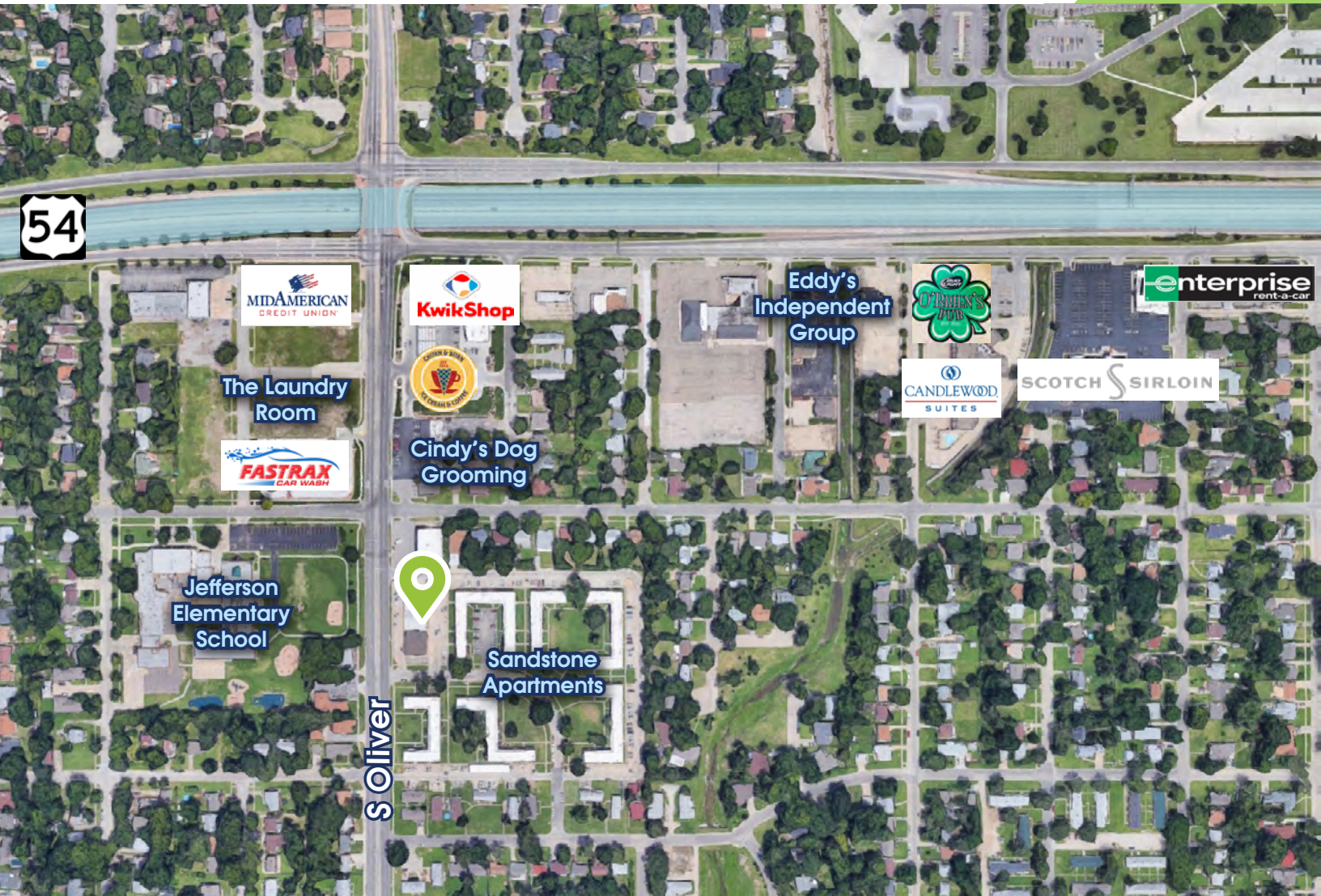
## Property Highlights

- Affordable rent rate and newly remodeled
- Located just off Wichita's main US-54 (Kellogg) arterial
- Highly visible street frontage
- Multiple signage options available
- Ample parking in front and rear of the building
- Suitable for retail, office, and flex users

### CONTACT

LEVI ISEMAN  
E [levi@insitere.com](mailto:levi@insitere.com)  
O 316 618 1100  
D 316 221 8506





## Area Information

Area Neighbors: Churn & Burn, Jefferson Elementary School, Cindy's Dog Grooming, Kwik Shop, Eddy's Independent Group, Mid-American Credit Union, O'Brien's Pub, Candlewood Suites, Scotch and Sirloin, and Enterprise Rent-a-Car



Traffic Count  
**16,325**



Households  
**41,817**



Population  
**100,324**

*\*Based on a 3 mi. radius*

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