

FOR LEASE

Prime Retail Location

7325 W Taft St #104, Wichita KS 67209

**BROKERAGE
CONNECTION**

InSite
REAL • ESTATE • GROUP



PROPERTY INFO

Lease Rate: \$20.00/SF/YR
Lease Type: NNN
Space Size: 1,346 SF
Zoning: Limited Commercial

- Abundant parking
- Signalized intersection
- Excellent national co-tenants
- Convenient access to Kellogg
- Monument sign available
- Strong demographics

Curt Robertson
crobertson@insitere.com

Dan Unruh, CCIM
danunruh@insitere.com

(316) 618-1100
www.insitere.com

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AREA NEIGHBORS

The Site is conveniently located in one of the best restaurant/retail districts in West Wichita. The site is adjacent to Lowe's Home Improvement Center and near numerous other restaurants and retailers such as:

- | | | | |
|-----------------|-------------------------|--------------------|---------------------|
| Cold Stone | Chick-Fil-A | Abuelo's | Target |
| Texas Roadhouse | Wingstop | IHop | Kohl's |
| Cracker Barrel | McAlister's | Outback Steakhouse | Walmart |
| Cheddar's | Chipotle | Carlos O'Keely's | Sam's Club |
| Applebee's | Panera Bread | Pizza Hut | Best Buy |
| Jimmy John's | Firehouse Subs | Rib Crib | Ross Dress for Less |
| Dairy Queen | Freddy's Frozen Custard | AT&T | T.J. Maxx |

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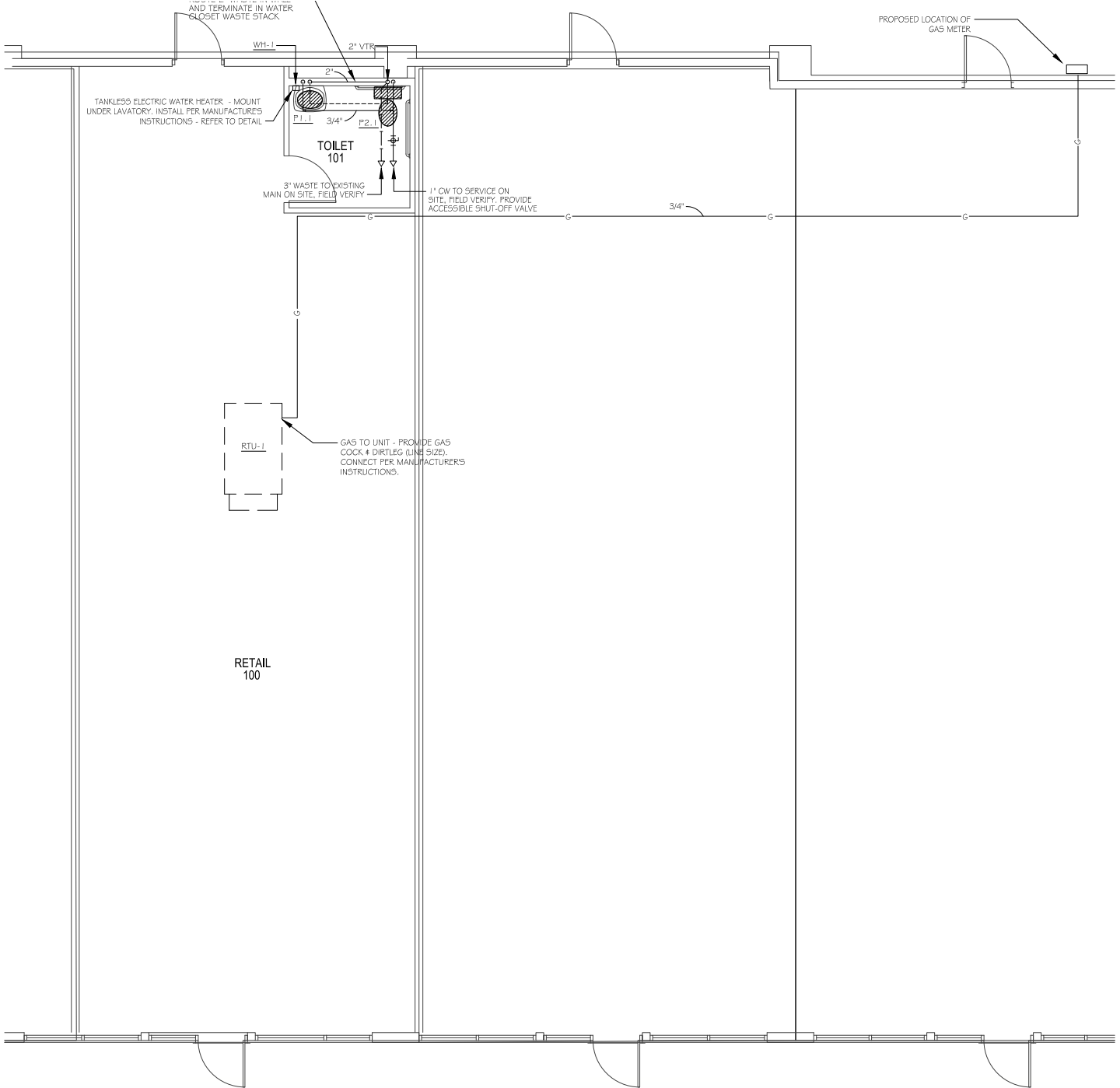
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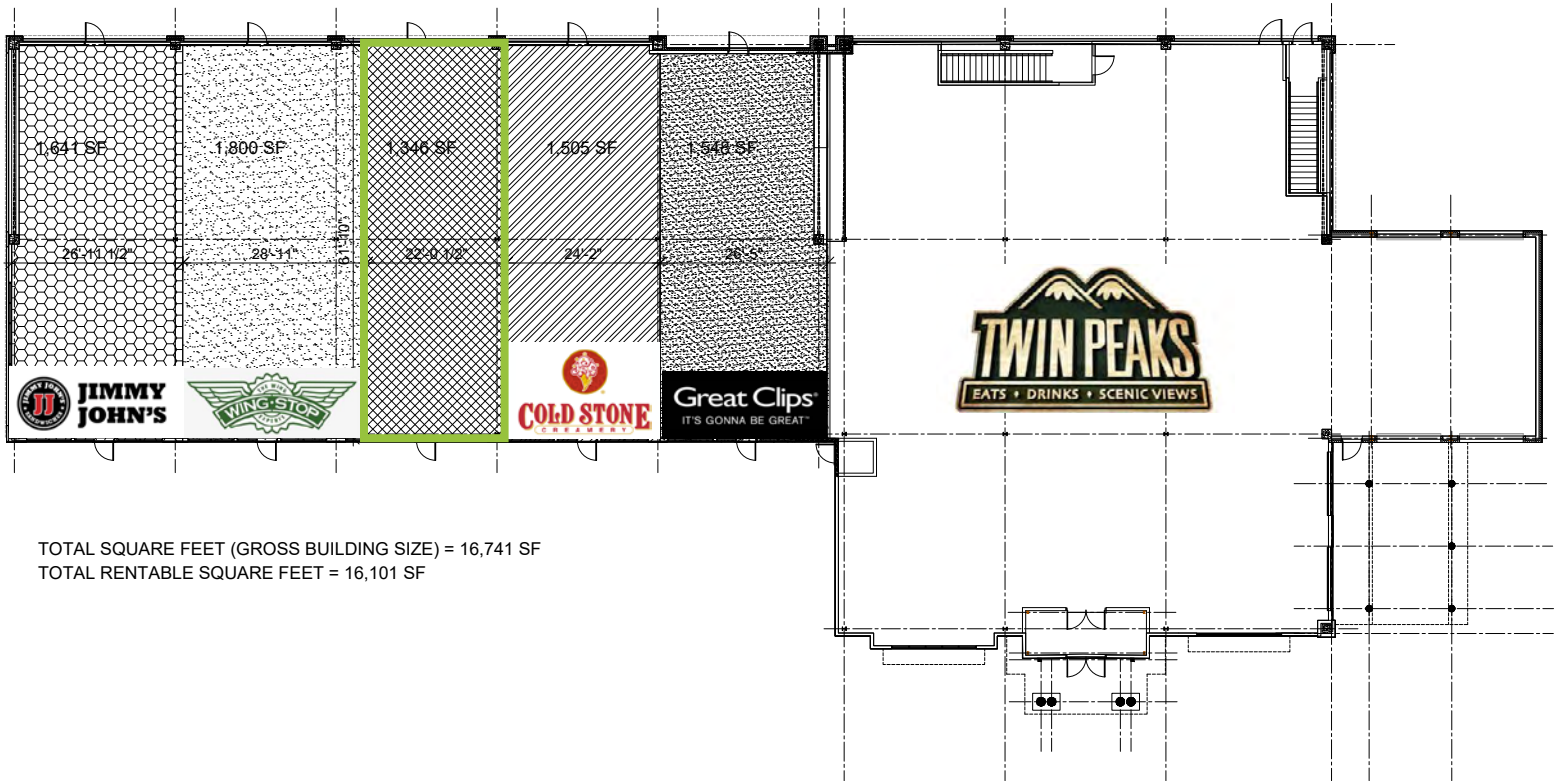
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TOTAL SQUARE FEET (GROSS BUILDING SIZE) = 16,741 SF
TOTAL RENTABLE SQUARE FEET = 16,101 SF

① MAIN FLOOR PLAN
ACTUAL ARCHITECTURAL NORTH