

**ONE MONTH FREE RENT!**



## Property Features

Lease Rate: \$3,400/month  
Lease Type: Modified Gross  
Space Size: 4,650 SF  
Zoning: Gen Commercial

## Property Highlights

- Spacious, open layout
- Monument signage for great traffic exposure
- Great location & highway access
- 16 parking spots

### CONTACT

**CHRIS ABDAYEM**  
chris@insitere.com  
O 316 618 1100  
D 316 221 8508





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## Area Highlights

### Area Neighbors:

YMCA, Nuway, Bionic Burger, Knolla's Pizza, Bishop Catholic High School, Bank of America, Home Depot, Papa John's, Comfort Suites, Twin Peaks, Target, Lowe's, Chipotle, Applebee's, Freddy's, IHOP, Golden Corral, Party City, Kohl's, Dollar Tree, Office Depot, Walmart, McDonald's, Wendy's, Texas Roadhouse, SpringHill Suites, Towne West Square, Enterprise, DoubleTree, and Wichita Dwight D. Eisenhower National Airport



# of Businesses  
**2,942**



W Central  
**29,420**



Population  
**67,542**

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