

FOR LEASE

East Central Development Site

NE/Corner of Old Manor & E Central Ave

BROKERAGE
CONNECTION

InSite
REAL ESTATE GROUP



Conveniently located near strong customer base from established nearby neighborhoods!

- Crown Heights •Rockwood
- College Hill •Eastborough
- Woodlawn Village

PROPERTY INFO

Lease Rate:	Negotiable
Space Available:	1,500-10,000 SF
Site Size:	37,712 SF
Lease Type:	NNN
Zoning:	Limited Commercial

HIGHLIGHTS

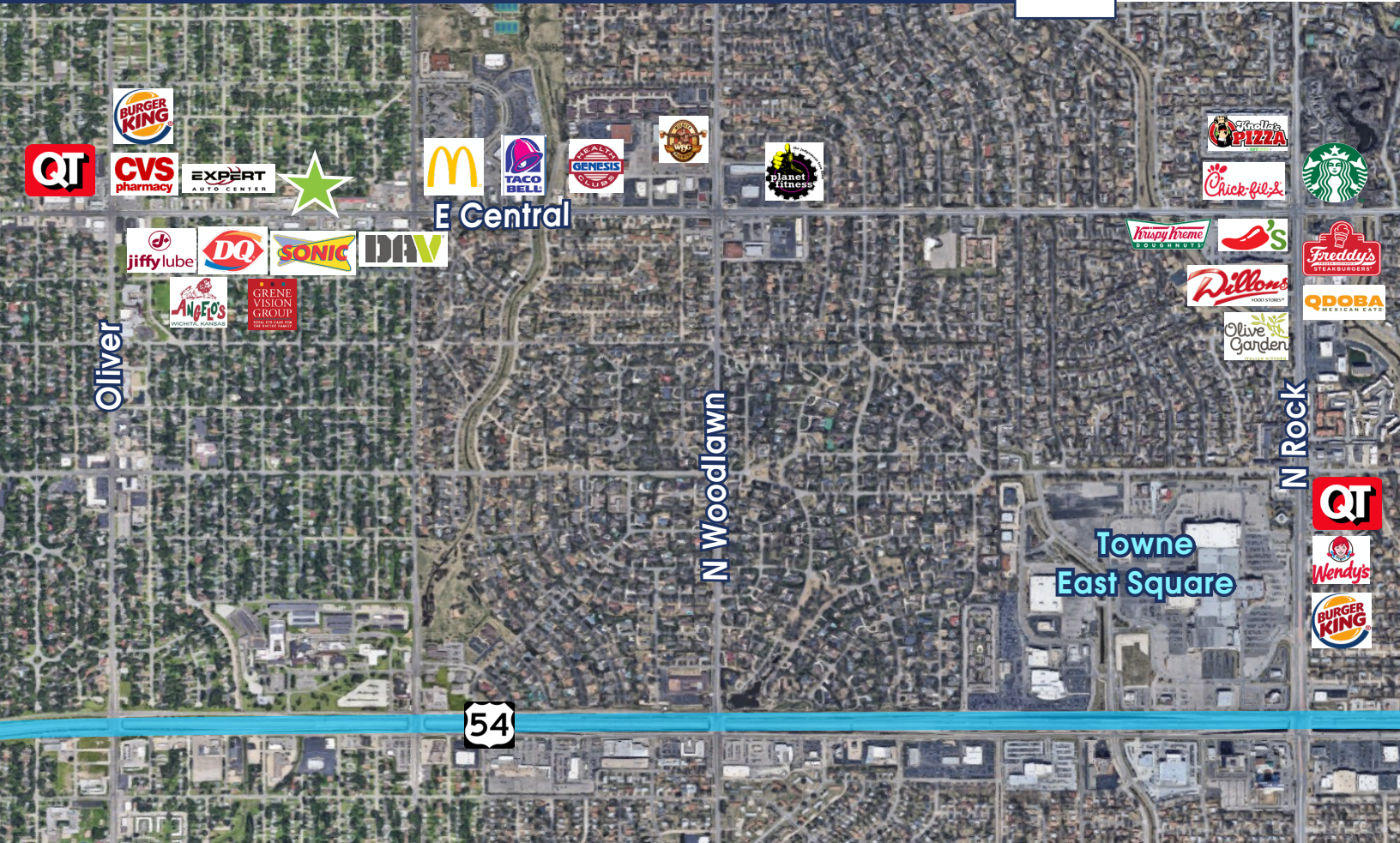
- ✓ Build to suit options available
- ✓ Drive thru available
- ✓ Potential uses: Retail, office, coffee shop, restaurant, fast food, or QSR

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AREA INFO

Area Neighbors: Expert Auto Center, Jiffy Lube, Dairy Queen, Sonic, DAV, Angelo's, Grene Vision Group, McDonalds, Taco Bell, Genesis, Wichita Brewing Co., Planet Fitness, CVS, Burger King, QuikTrip, Knolla's Pizza, Chick-Fil-A, Starbucks, Chili's, Krispy Kreme, Dillon's, Olive Garden, Freddy's, QDOBA, Wendy's and Towne West Square

	1 mi.	3 mi.	5 mi.
	Population: 4,204	52,314	146,150

	1 mi.	3 mi.	5 mi.
	Number of Households: 3,168	21,431	36,887

	1 mi.	3 mi.	5 mi.
	Avg. HH Income: \$97,471	\$79,346	\$74,792

	Central Ave	Oliver St
	Vehicles Per Day: 16,780	13,100