



## Property Features

Lease Rate:	\$7.00/SF/YR
Lease Type:	Modified Gross
Leasable Space:	2,000 - 2,800 SF
Zoning:	Limited Industrial

## Property Highlights

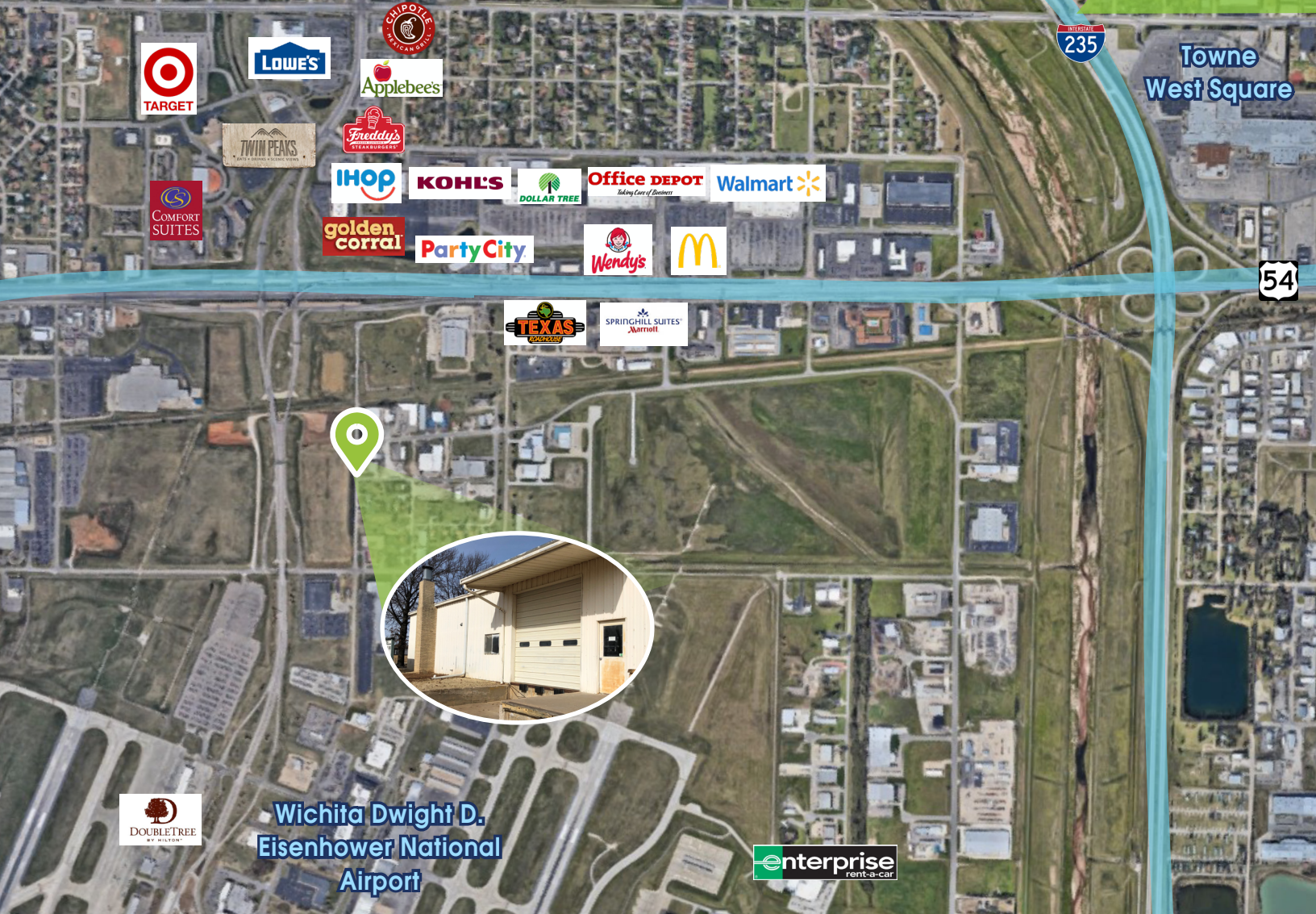
- Large open shop space
- Dock & 12x12 Overhead Door
- Dedicated office space
- Private ADA bath & private office entrance

### CONTACT

**COLBY REYNOLDS**  
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## Area Information

*Area Neighbors:* 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



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

Number of Households:

1 mi. 3 mi. 5 mi.  
1,806 21,558 57,608



Avg. HH Income: 1 mi. 3 mi. 5 mi.  
\$64,763 \$69,592 \$73,842

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