

**SOUTHSIDE OFFICE / RETAIL**



**Property Features**

**Lease Rate:** \$2,000/month  
**Lease Type:** Modified Gross  
**Space Size:** 1,000 - 2,180 SF  
**Building Size:** 2,180 SF  
**Zoning:** LC

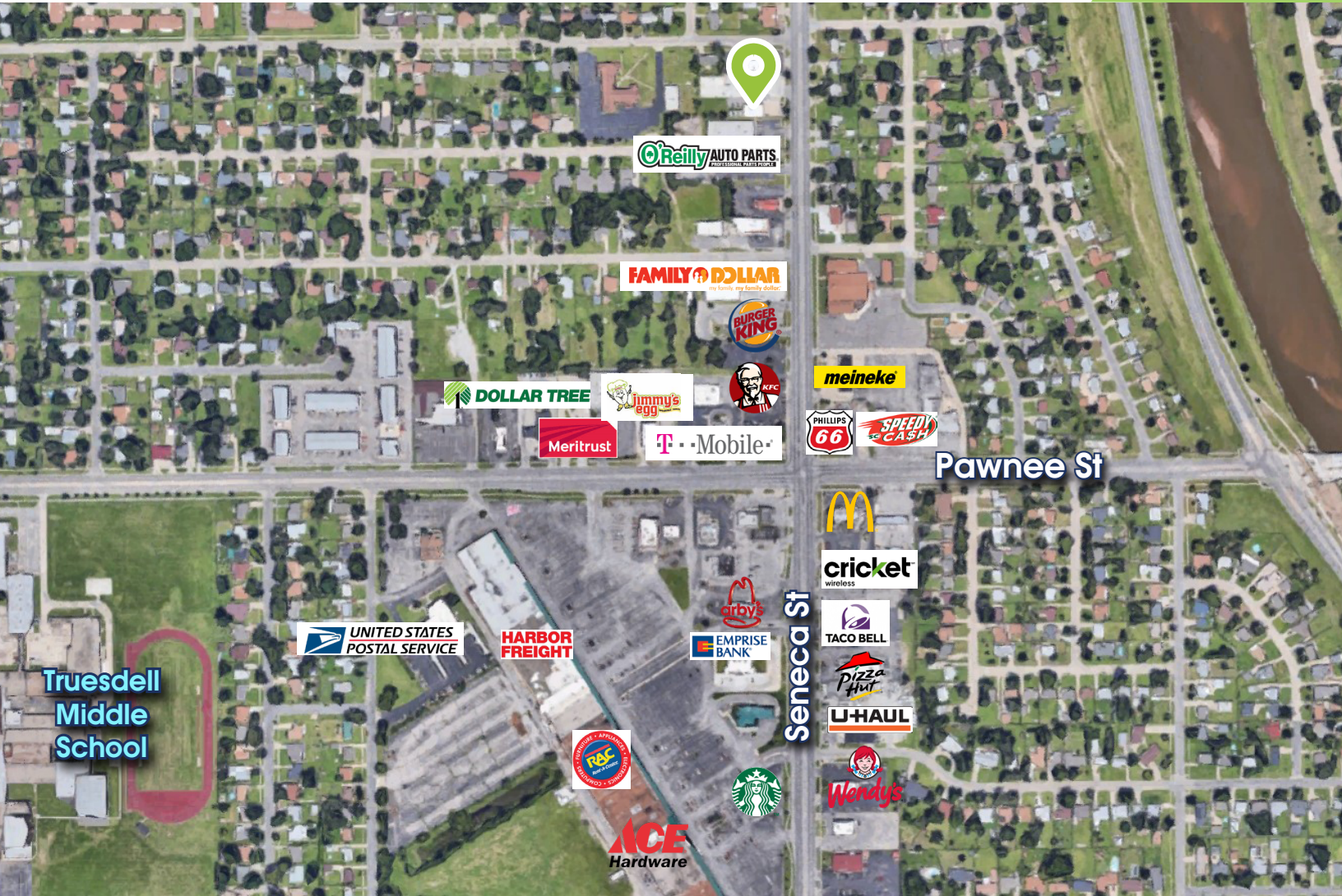
**Property Highlights**

- High traffic stand alone southside retail and/or office space
- Space can be demised down into two different 1,000 SF suites
- Access to street signage, pull up parking, and additional storage
- Right off the busy intersection of Pawnee and Seneca
- Flexible floorplans available

**CONTACT**

**LEVI ISEMAN**  
E [levi@insitere.com](mailto:levi@insitere.com)  
O 316 618 1100  
M 316 258 0030





## Area Highlights

Area Neighbors: Burger King, Ace Hardware, McDonalds, Meritrust Credit Union, Family Dollar, Taco Bell, Starbucks, Jimmy's Egg, T-Mobile, Pizza Hut, Harbor Freight, Cricket Wireless, Speedy Cash, Emprise Bank, U-Haul, USPS, and more!



# of Households  
17,802



Seneca & Pawnee  
19,100



Population  
47,158

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