

CENTRAL & TYLER OFFICE/RETAIL SPACE - RECENTLY REMODELED

9505 W. CENTRAL AVE., SUITE 110, WICHITA, KS 67212

FOR LEASE



LEASE RATE: \$1,750/MONTH, GROSS

AVAILABLE SPACE: 1,000 ± SF
(East Suite)

ZONING: Limited Commercial

PROPERTY HIGHLIGHTS

- Recently Remodeled Central & Tyler Professional Office or Retail
- Easy Access to West Wichita Amenities
- Parking Lot to be Resurfaced by Sep. 1st

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	8,742	65,717	124,264
 Avg. HH Income	\$98,005	\$110,223	\$112,278
 Median Age	44.1	39.9	38.7



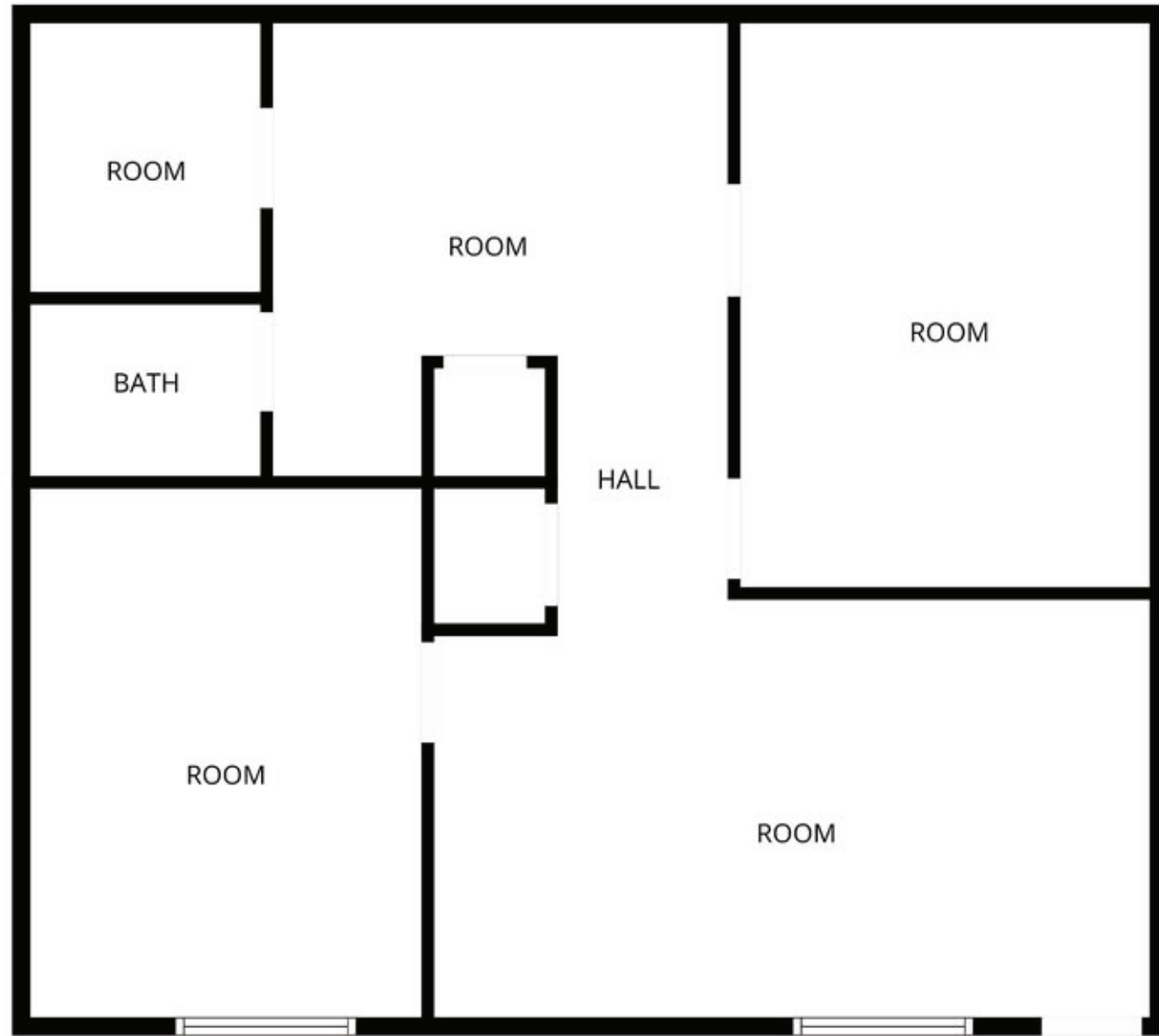
TRAFFIC COUNTS

Central & Tyler	21,509 VPD
Central & Maize	26,090 VPD



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FLOOR PLAN



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

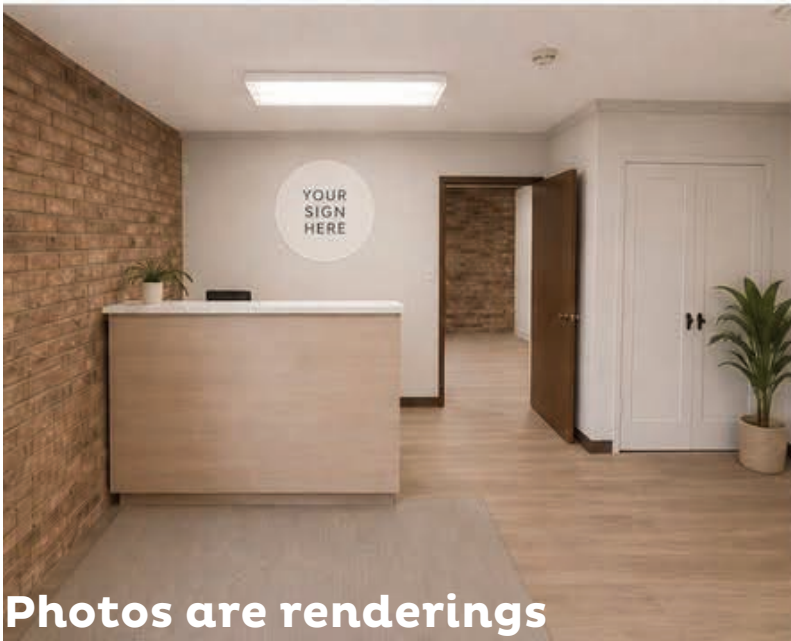
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INTERIOR PHOTOS



Photos are renderings



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