

RETAIL SPACE FOR LEASE

520 S COMMERCE ST, WICHITA, KS 67202



FOR LEASE



AVAILABLE SF: 2,858 SF
YEAR BUILT: 1930
ZONING: Central Business District
LEASE RATE: \$14/SF, NNN
SIGNAGE: Building
PARKING: Ample

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,701	111,996	231,024
Avg. HH Income	\$57,663	\$62,721	\$70,056
Median Age	32.2	33.4	33.5

TRAFFIC COUNTS

Waterman & Commerce	4,283 VPD
Waterman & Washington	21,128 VPD

ABOUT THIS PROPERTY:

- **Prime Downtown Location** – Situated in the heart of Wichita’s Commerce Arts District with excellent access to downtown Wichita, the Biomed Campus, and Intrust Bank Arena.
- **Distinctive Branding Opportunity** – Historic façade and high visibility create a memorable presence for clients and customers.
- **Flexible Space** – Ideal for creative offices, studios, showrooms, or specialty retail.
- **Ample Parking** – On-site and nearby parking options available for staff and visitors.
- **Newly Completed Road** – Finished construction on road just outside of west main entrance for easy access.



ReeceNichols
 SOUTH CENTRAL KANSAS

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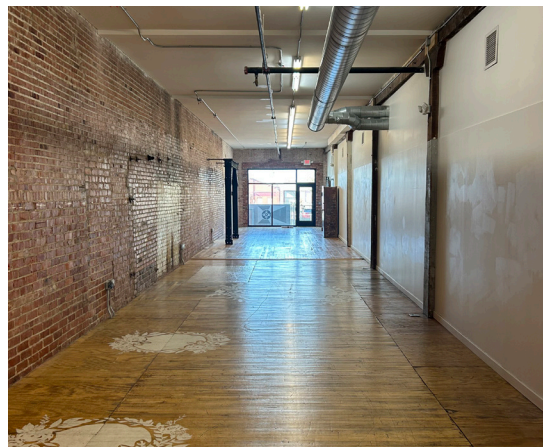
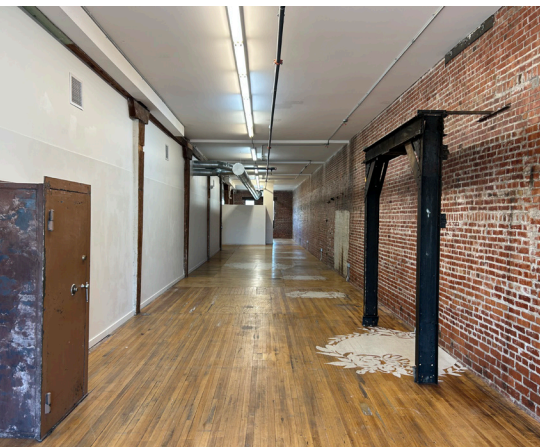
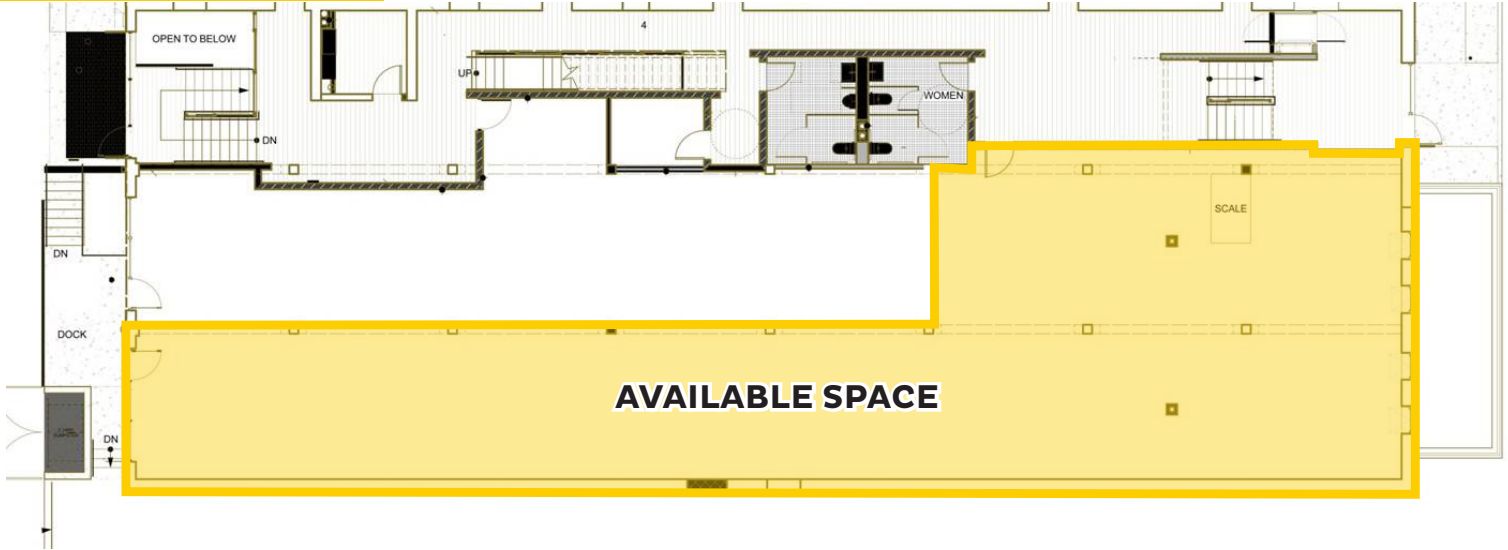
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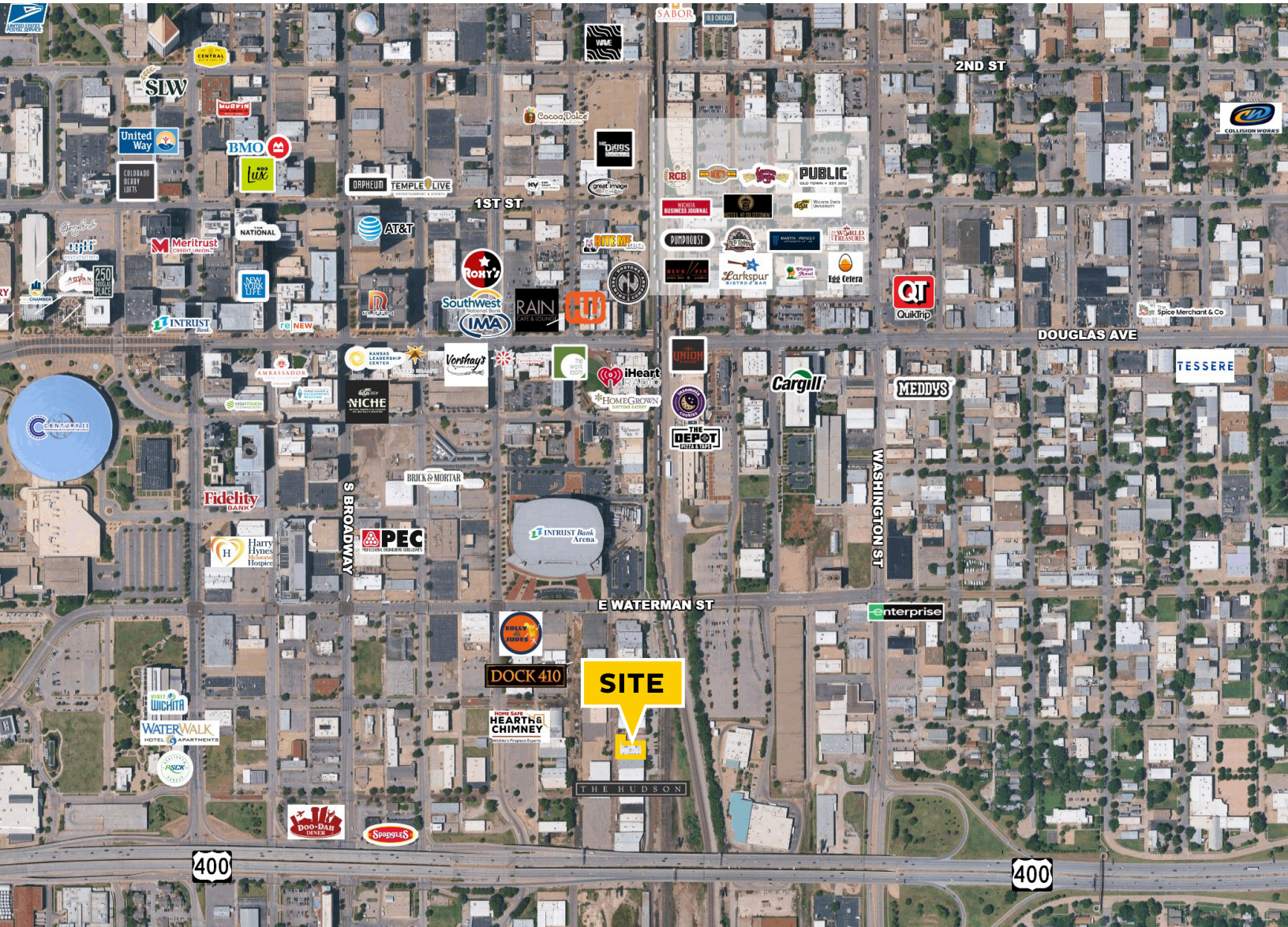
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