

RETAIL SPACE FOR LEASE

520 S. COMMERCE ST., WICHITA, KS 67202



FOR LEASE



AVAILABLE SF: 4,400 SF
SUITE 101: 1,400 SF
SUITE 102: 3,000 SF
YEAR BUILT: 1930
ZONING: Central Business District
LEASE RATE: \$12/SF, NNN (Est. NNN's: \$5.95/SF)
SIGNAGE: Building
PARKING: Ample

DEMOGRAPHICS



Population 4,397 7,890 8,250



Avg. HH Income \$70,862 \$69,938 \$70,456



Median Age 37.0 38.0 38.2



TRAFFIC COUNTS

Waterman & Commerce 4,283 VPD

Waterman & Washington 21,128 VPD

OFFERING TWO FREE MONTHS RENT!

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

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Brandon Mitchell | 913.217.5187 | bmitchell@reecenichols.com

Ryan Kerr | 316.775.8900 | ryankerr@reecenichols.com

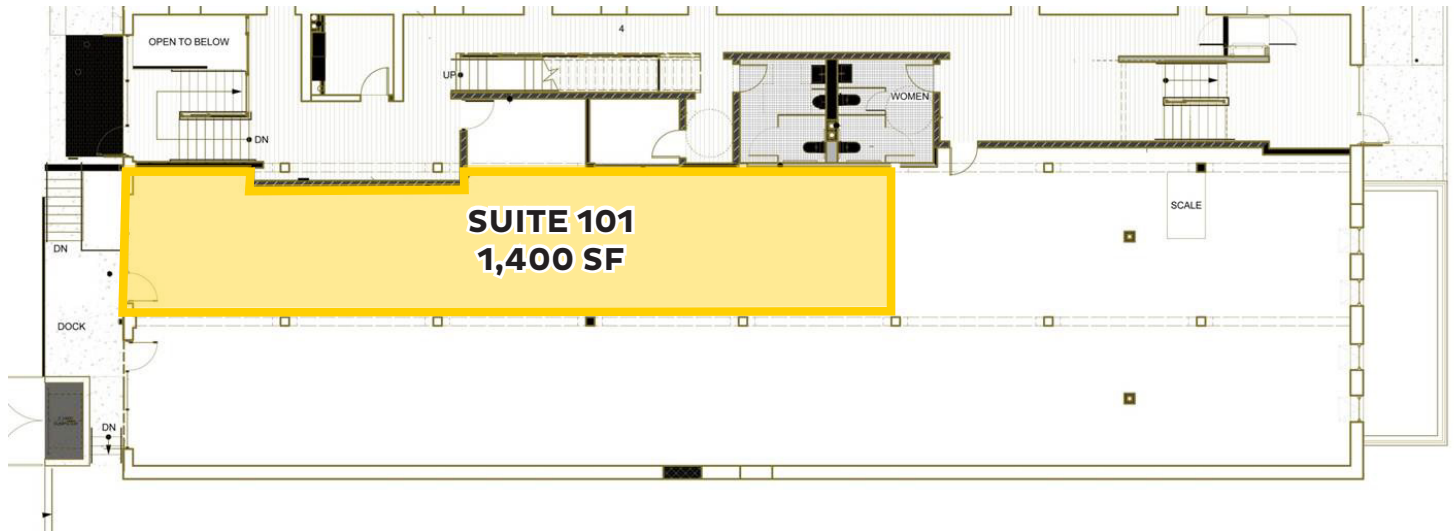
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STE 101



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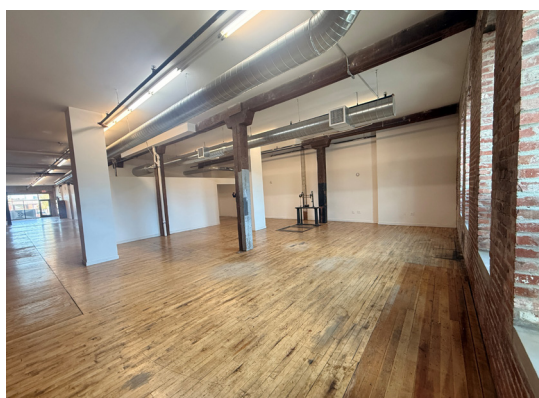
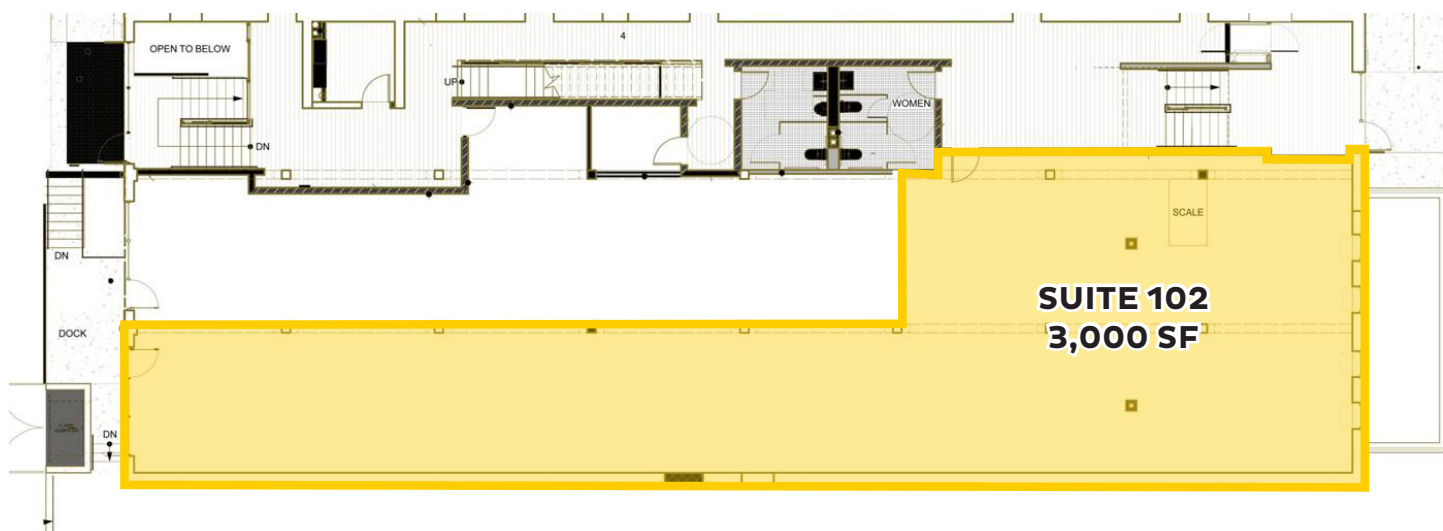
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STE 102



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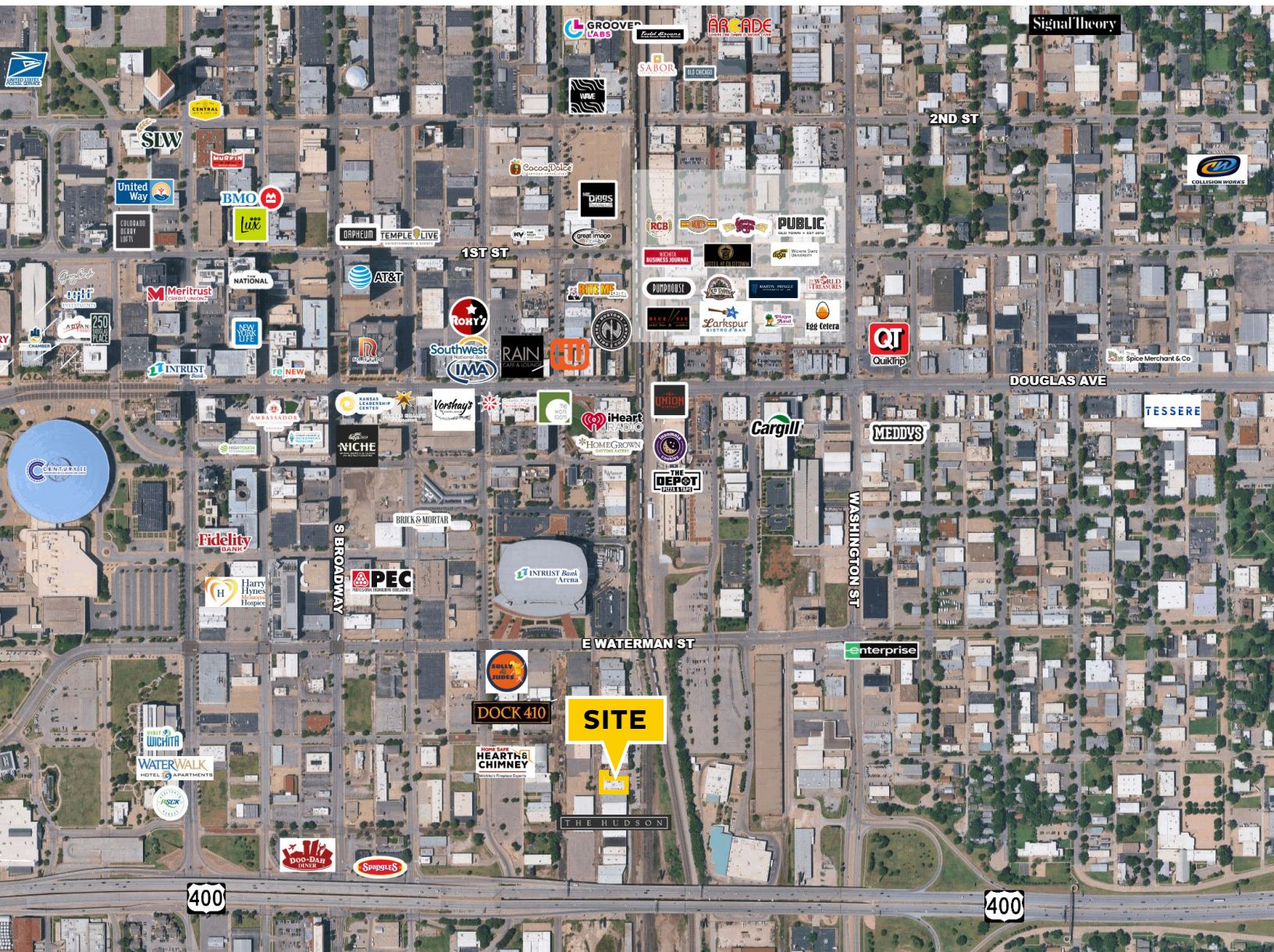
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