

THE COMMERCE CORNER RETAIL & OFFICE

400 S COMMERCE, SUITE 200, WICHITA, KS 67202

FOR LEASE



SCAN FOR
VIDEO

LEASE RATE: \$15.00/SF, NNN

VACANT SF: 4,571 SF

GROSS BUILDING SF: 7,164 SF

EST. NNNS: \$5.00/SF

YEAR BUILT: 1966, Renovated 2017

ZONING: Central Business District

PRIVATE PARKING: 16 Spaces

PROPERTY HIGHLIGHTS

- Retail and office spaces for lease directly across from Intrust Bank Arena.
- Primarily open-floor concept with two restrooms; ideal for specialty retail or creative office users.
- Building signage opportunity on Waterman Street.
- Excellent visibility from Waterman Street.
- Dedicated surface lot parking with additional spaces nearby.
- Nearby Neighbors include:



THE HUDSON



& many more!

DEMOGRAPHICS



Population

1 Mile

3 Miles

5 Miles

11,921

111,601

230,086



Avg. HH Income

\$57,083

\$62,979

\$70,114



Median Age

32.3

33.3

33.5



TRAFFIC COUNTS

Commerce & Waterman

4,283 VPD

Broadway & Waterman

14,475 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered By: **Alex Ibarra, CCIM** | 316-833-1198 | alexibarra@reecenichols.com

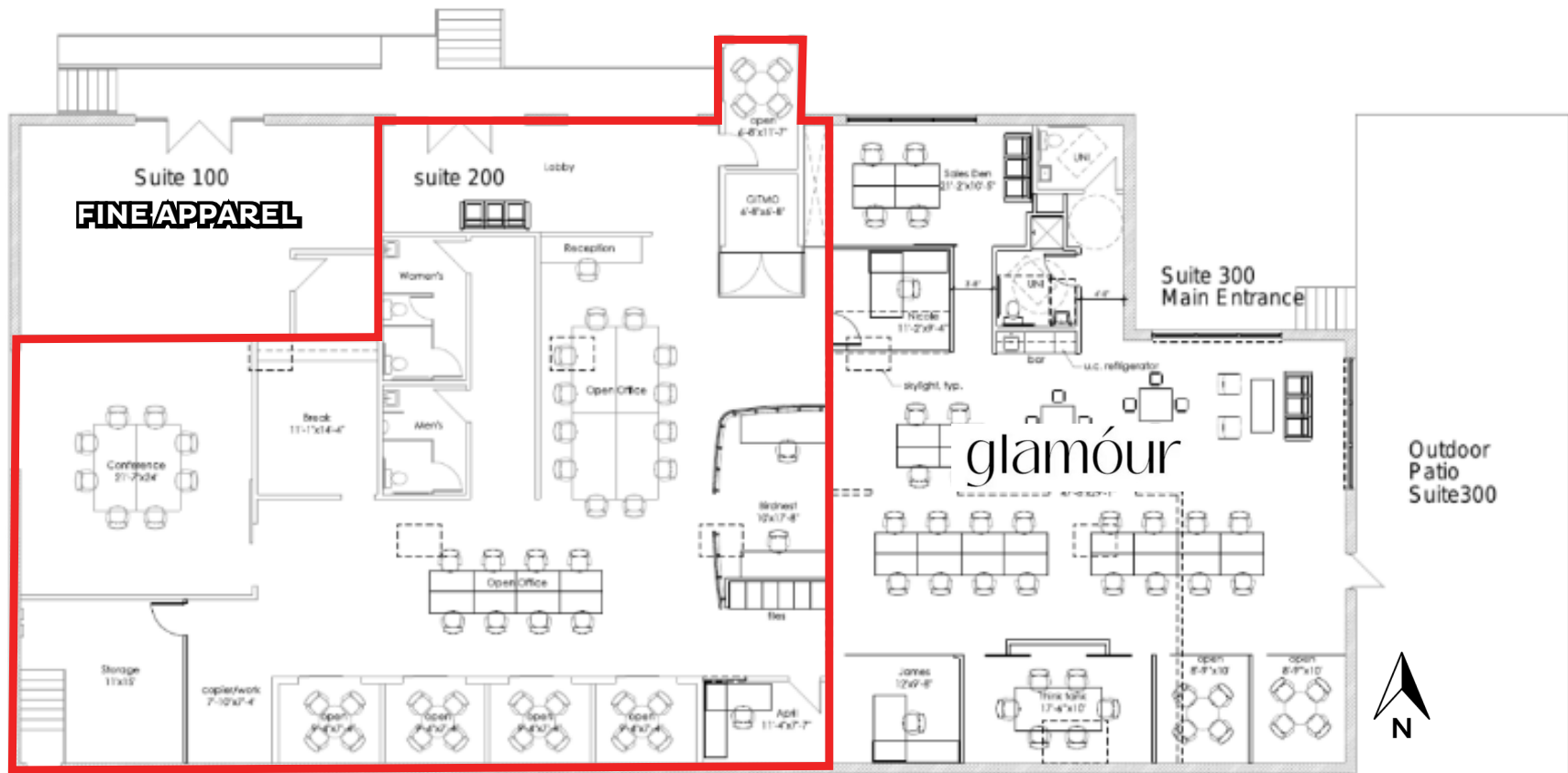
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FLOOR PLAN

400 South Commerce
Wichita KS 67202

Private Parking 16 spaces



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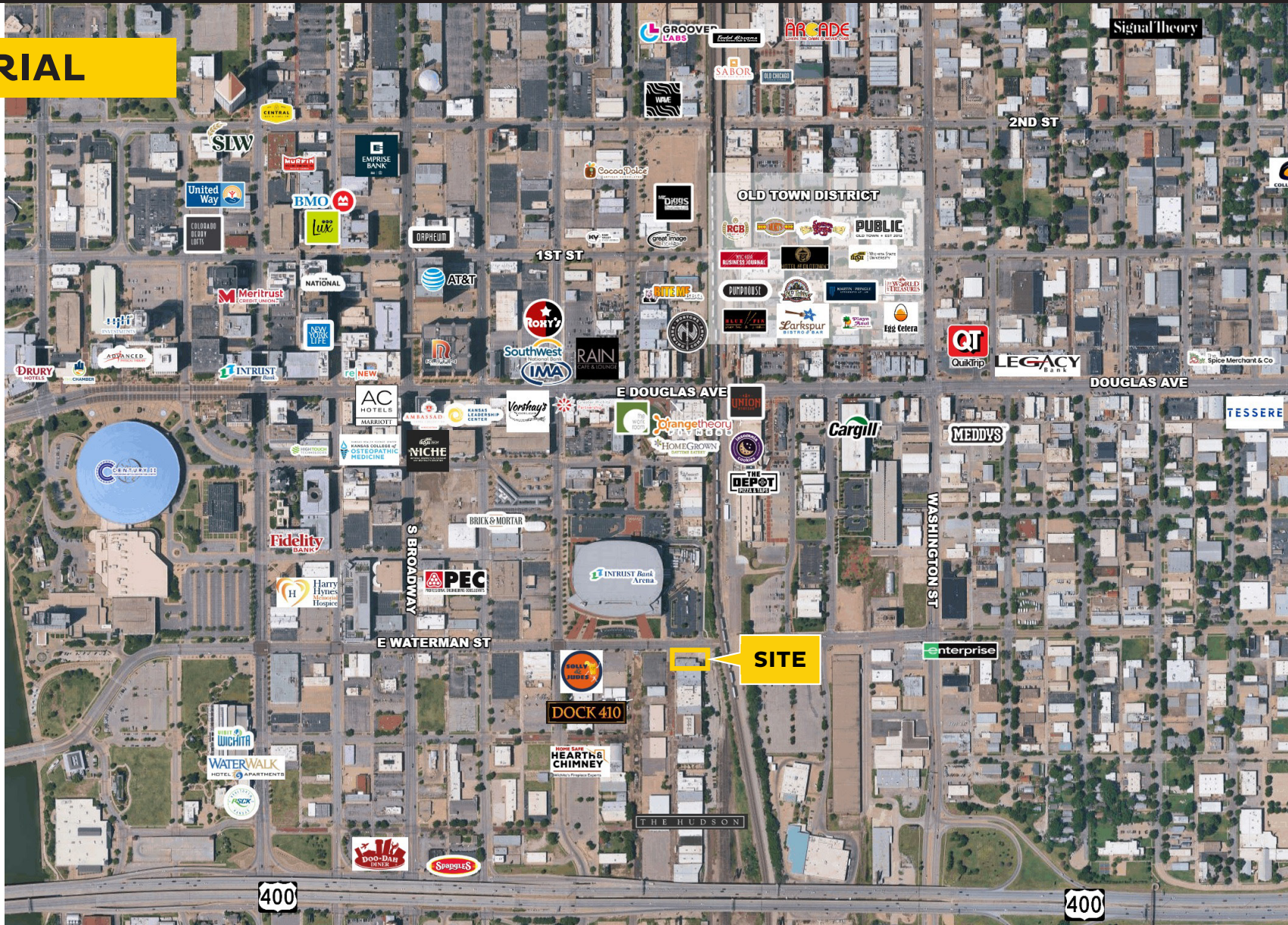
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AERIAL



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