

# NORTHWOOD CENTER FLEX SPACE

3590 N. WOODLAWN, WICHITA, KS 67220



**FOR LEASE**



**LEASE RATE:** \$14.00/PSF, Gross

**BUILDING SIZE:** Approx. 19,521 SF

**AVAILABLE SPACE:** Approx. 2,337 SF

**YEAR BUILT:** 2007

**SIGNAGE:** Monument & Building

**PARKING:** Ample

#### **ABOUT THIS PROPERTY:**

An open versatile space that can be used for retail or office. This space is incredibly flexible and can fit almost anything imaginable.



**ReeceNichols**  
SOUTH CENTRAL KANSAS

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

*Offered Exclusively By:*

**Ryan Kerr** | 316.775.8900 | ryankerr@reecenichols.com

**Tim Kerr** | 316.218.5150 | timkerr@reecenichols.com

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**DEMOGRAPHICS**      1 Mile      3 Miles      5 Miles

	<b>Population</b>	9,555	50,017	118,584
	<b>Avg. HH Income</b>	\$108,508	\$107,601	\$109,764
	<b>Median Age</b>	33.4	35.9	35.0

**TRAFFIC COUNTS**

34th & Woodlawn	18,812 VPD
K-96 & Woodlawn	69,265 VPD

**TENANTS INCLUDE:**

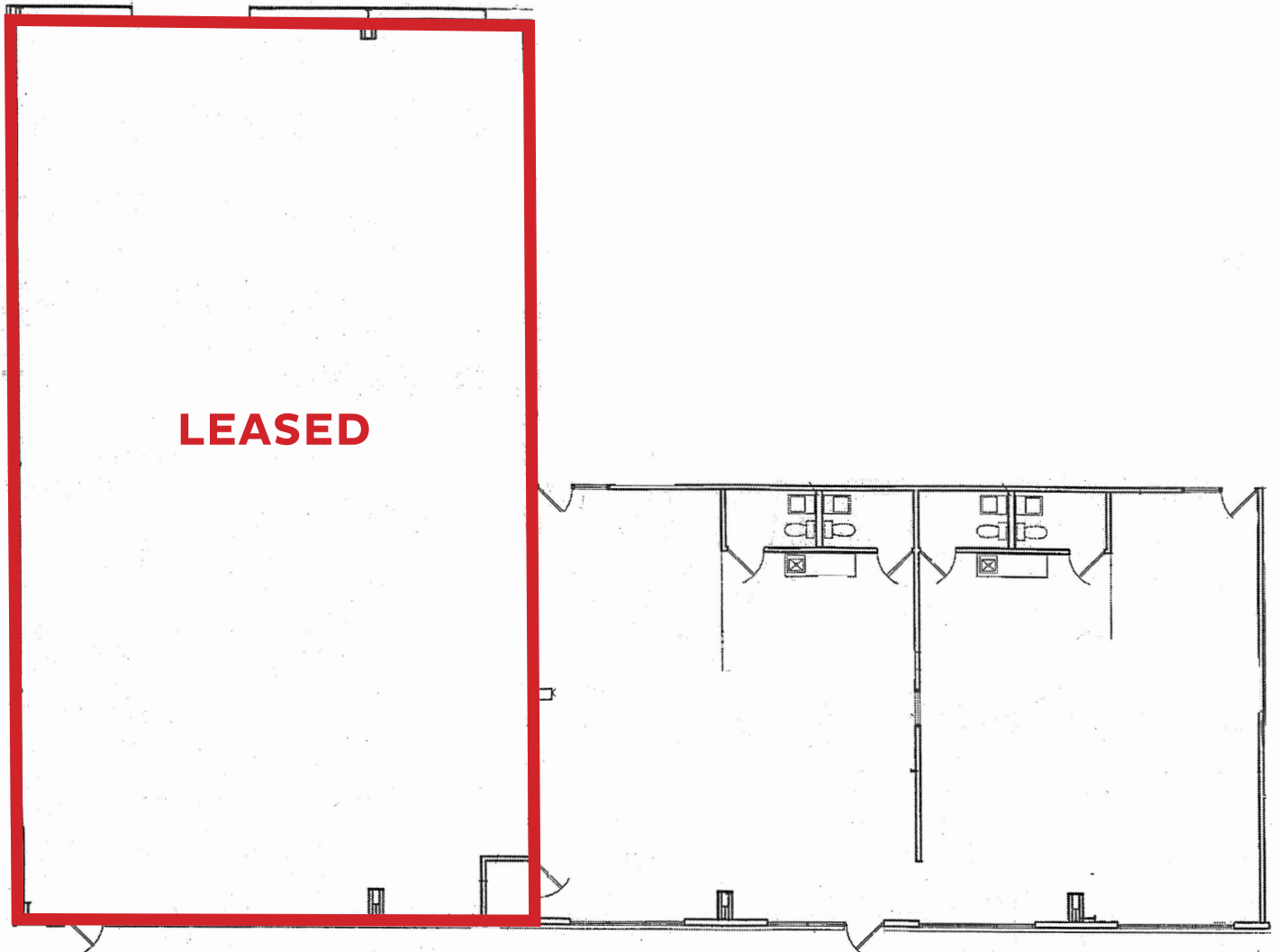


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## FLOOR PLAN



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