

FREE STANDING RESTAURANT FOR LEASE

8977 WEST CENTRAL AVE., WICHITA, KS 67212

FOR LEASE



LEASE RATE: \$5,500/MO., NNN

GROSS BUILDING SF: 2,400 SF
EST. NNN's: \$10/SF
SITE ACRES: 0.60 Acres
YEAR BUILT: 2001
PARKING: 31 Parking Spaces
ZONING: Limited Commercial

PROPERTY HIGHLIGHTS

- Free standing restaurant for lease at Westlink Shopping Center.
- Drive-thru available.
- Designated monument signage along Central.
- Contact broker for information on FF&E.
- Area businesses include: Starbucks, Taco Bell, McDonald's, Emprise Bank and Hatchett Hyundai.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	8,636	66,146	133,991
 Avg. HH Income	\$80,979	\$99,872	\$101,066
 Median Age	41.3	40.1	38.4

TRAFFIC COUNTS

Central & Tyler Approx. 20,317 VPD

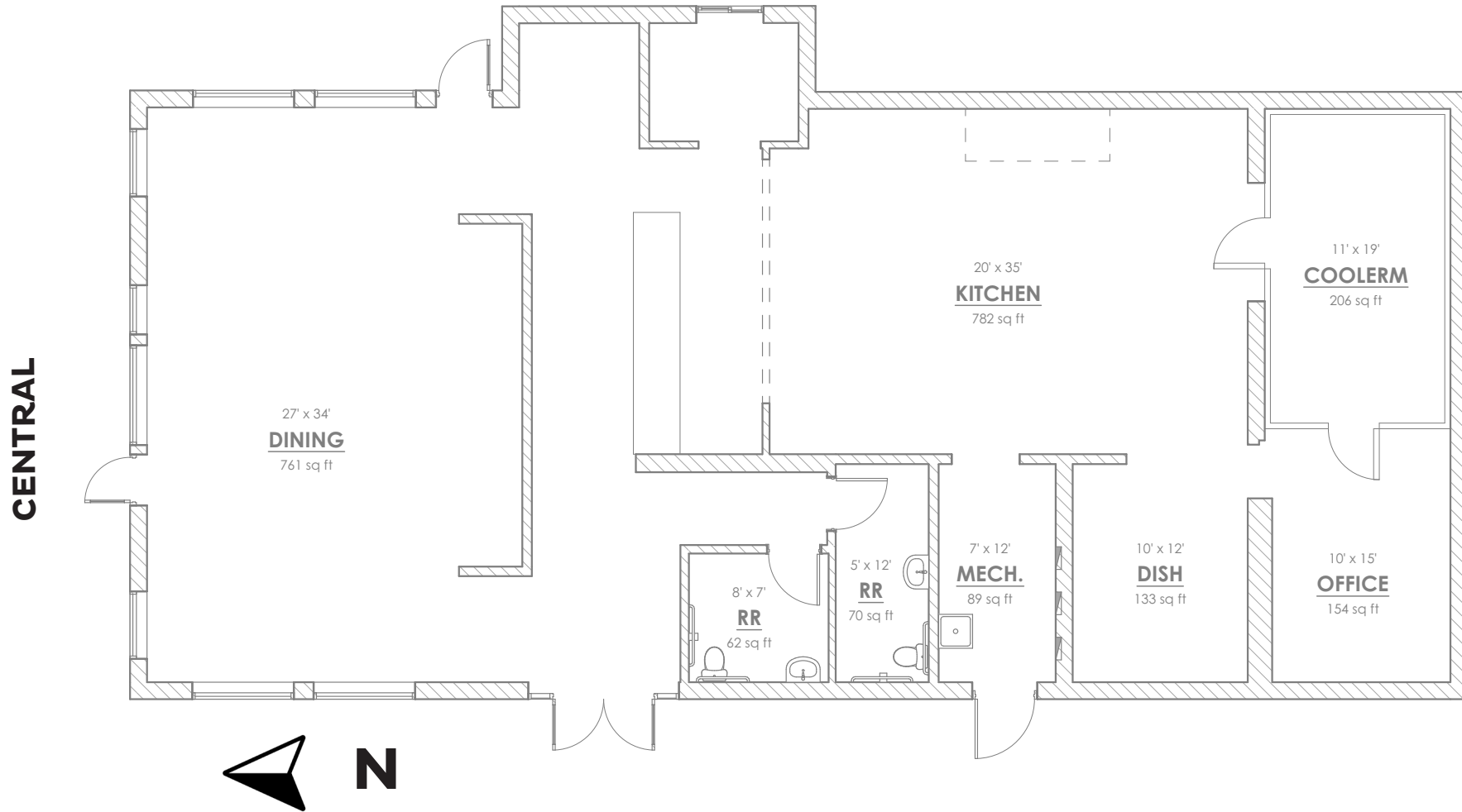
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ReeceNichols
SOUTH CENTRAL KANSAS

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