



TIDEMANN
REAL ESTATE

FREE-STANDING RETAIL

1900 E. Pawnee, Wichita, KS 67211

LEASE RATE \$4.75/SF, NNN | SALE PRICE \$675,000



60,539 SF
(1.39 A)

SITE SIZE

14,945 ± SF
(Excludes basement)

BUILDING SIZE

14,945 ± SF

Main Level: 14,945 ± SF

Basement: 1,054 ± SF

TOTAL AVAILABLE SPACE

ZONING
Limited Commercial

YEAR BUILT
1956

CONSTRUCTION
Cavity Brick

CEILING HEIGHT
14'

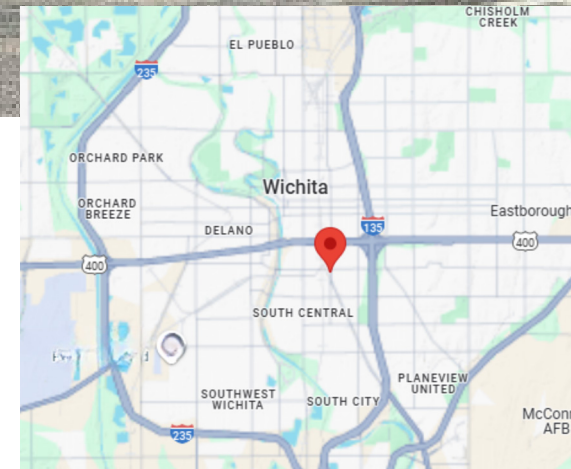
PROPERTY HIGHLIGHTS

- Free-standing retail.
- Large, open floor plan- 14,945 SF.
- Basement storage- 1,054 SF.
- Many different use opportunities.

OVERHEAD DOOR
1

PARKING
65 ±

2025 Taxes (\$0.82/SF)
General: \$13,066.11
Specials: \$100.00



- Located in a high-traffic, service-oriented retail corridor.
- Excellent signage.
- Convenient access to all major arterials via Southeast Blvd./K-15 and I-135.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

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BRADLEY TIDEMANN, SIOR
316-650-8853 | Bradley@TidemannRE.com



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INTERIOR PHOTOS



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,066	93,596	211,733
Avg. HH Income	\$53,806	\$60,981	\$69,100
Median Age	33.3	33.3	33.2
Traffic Counts			
Pawnee & Southeast Blvd.	Approx. 13,285 VPD		
Pawnee & Hydraulic	Approx. 12,055 VPD		

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