

SOUTHEAST WICHITA RETAIL SPACES

2404 S. GEORGE WASHINGTON, WICHITA, KS 67210

FOR LEASE

SUITE 100

SUITE 200

SUITE 300



**LEASE RATE: VARIES BY SUITE,
CONTACT BROKER FOR DETAILS**

LOT SIZE: 2.01 Acres
VACANT SF: 9,770 SF
GROSS BUILDING SF: 20,035 SF
EST NNN's: \$3.50/SF
YEAR BUILT: 2011
PARKING: 78 Spaces
ZONING: Limited Commercial

AVAILABLE SUITES

Suite 100 6,040 SF
 Suite 200 2,548 SF
 Suite 300 1,182 SF

PROPERTY HIGHLIGHTS

- Retail spaces for lease at the southeast corner of George Washington and Pawnee.
- Strip Center is anchored by Dollar Tree.
- Available spaces are in vanilla-shell condition.
- Ideal for service-oriented retailers.
- Suites can be combined.
- Building signage available.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,042	104,488	224,266
Avg. HH Income	\$57,578	\$65,007	\$72,268
Median Age	32.7	32.5	33.7

TRAFFIC COUNTS

Pawnee & Broadway 17,962 VPD

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