

NOW PRE-LEASING

SOUTH SENECA RETAIL CENTER



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

3040 S. SENECA, WICHITA, KS 67217



FOR LEASE

LEASE RATE: CONTACT BROKER

LOT SIZE: 0.84 Acres
AVAILABLE SF: 6,948 SF
MIN. SF AVAILABLE: 1,500 SF
YEAR BUILT: 1969
ZONING: Limited Commercial

PROPERTY HIGHLIGHTS

- Retail spaces available for lease near 31st St South and Seneca.
- Planned exterior facade upgrades, parking lot, improvements and new monument signage.
- Spaces can be combined.
- Drive-thru capabilities on south-end space; ideal for restaurants.
- Contact broker for availabilities and lease details.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,817	75,599	169,372
Avg. HH Income	\$65,765	\$62,156	\$64,770
Median Age	34.2	33.3	33.8

TRAFFIC COUNTS

Seneca & 31st 25,033 VPD

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