

21ST AND MAIZE RETAIL CENTER

2330 N. MAIZE ROAD, SUITE 1300 & 1400, WICHITA, KS 67205

FOR LEASE



LEASE RATE: \$25.00/SF, NNN
EST. NNN'S: \$8.50/SF

AVAILABLE SF: 2,350 SF
SITE SIZE: 2.20 Acres
GROSS BUILDING SF: 18,850 SF
YEAR BUILT: 1999
ZONING: Limited Commercial
PARKING: 150 Spaces

PROPERTY HIGHLIGHTS

- Prime retail space available for lease near 21st and Maize Road.
- Former T-Mobile space - 2,350 SF. Recently remodeled space.
- Opportunity to lease an additional 1,230 SF for a total of 3,580 SF. Contact broker for details.
- Excellent signage opportunity on the building and monument on Maize Road.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,615	63,068	110,254
Avg. HH Income	\$98,381	\$91,584	\$82,739
Median Age	40.1	39.8	39.4

TRAFFIC COUNTS

21st & Maize 28,201 VPD

BUILDING NEIGHBORS INCLUDE:



Alex Ibarra, CCIM
316-833-1198
alexibarra@reecenichols.com



Bree Russell, CCIM
316-516-7417
bree@russellrealresources.com

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

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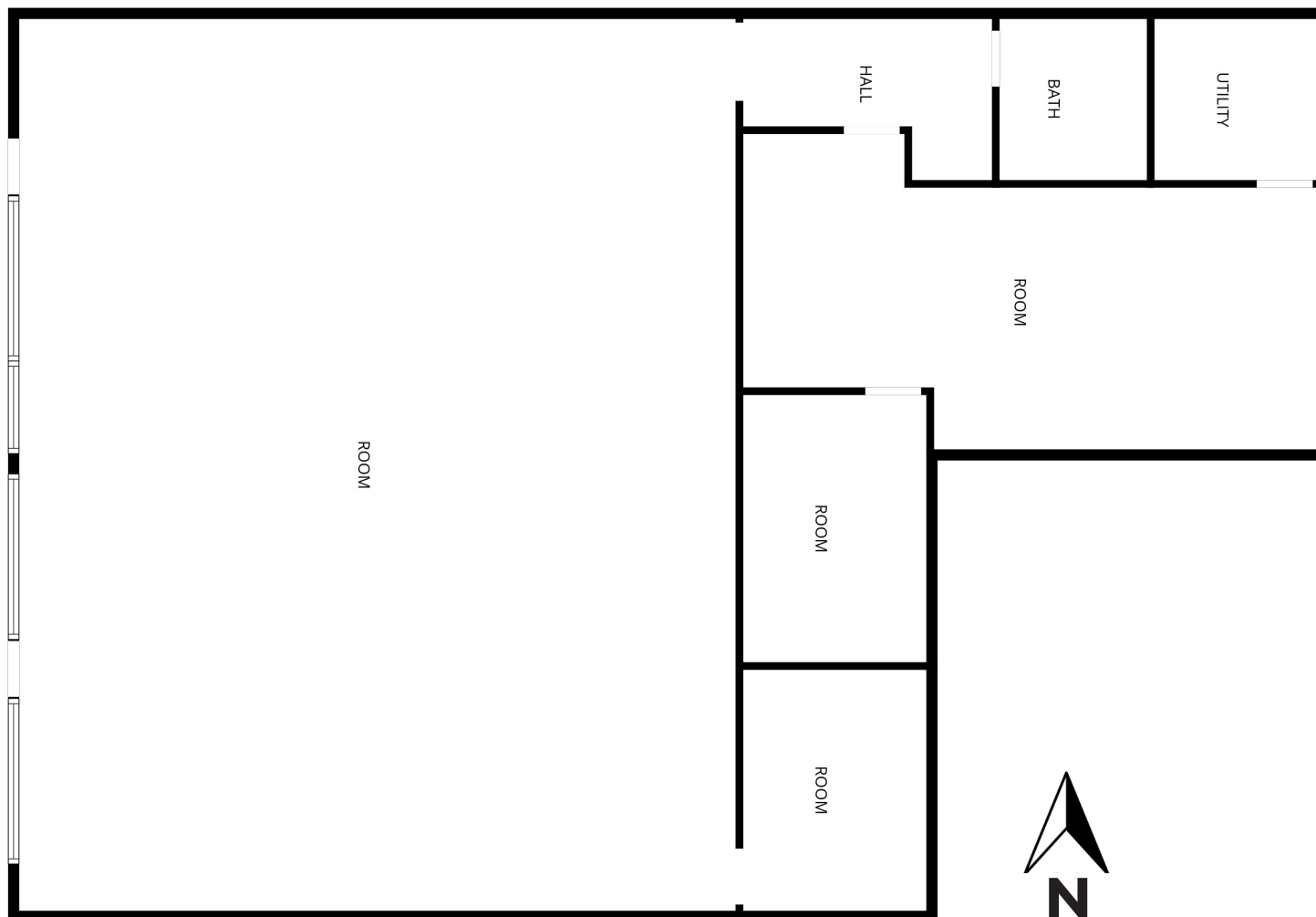
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FLOOR PLAN



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