

THE COMMERCE CORNER RETAIL & OFFICE

400 S COMMERCE, SUITE 200, WICHITA, KS 67202

FOR LEASE



SCAN FOR VIDEO

LEASE RATE: \$14.00/SF, NNN

VACANT SF: 4,571 SF

GROSS BUILDING SF: 7,164 SF

EST. NNNS: \$5.00/SF

YEAR BUILT: 1966, Renovated 2017

ZONING: Central Business District

PRIVATE PARKING: 16 Spaces

PROPERTY HIGHLIGHTS

- Retail and office spaces for lease directly across from Intrust Bank Arena.
- Primarily open-floor concept with two restrooms; ideal for specialty retail or creative office users.
- Building signage opportunity on Waterman Street.
- Excellent visibility from Waterman Street.
- Dedicated surface lot parking with additional spaces nearby.
- Nearby Neighbors include:



THE HUDSON



& many more!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,921	111,601	230,086
Avg. HH Income	\$57,083	\$62,979	\$70,114
Median Age	32.3	33.3	33.5

TRAFFIC COUNTS

Commerce & Waterman	4,283 VPD
Broadway & Waterman	14,475 VPD

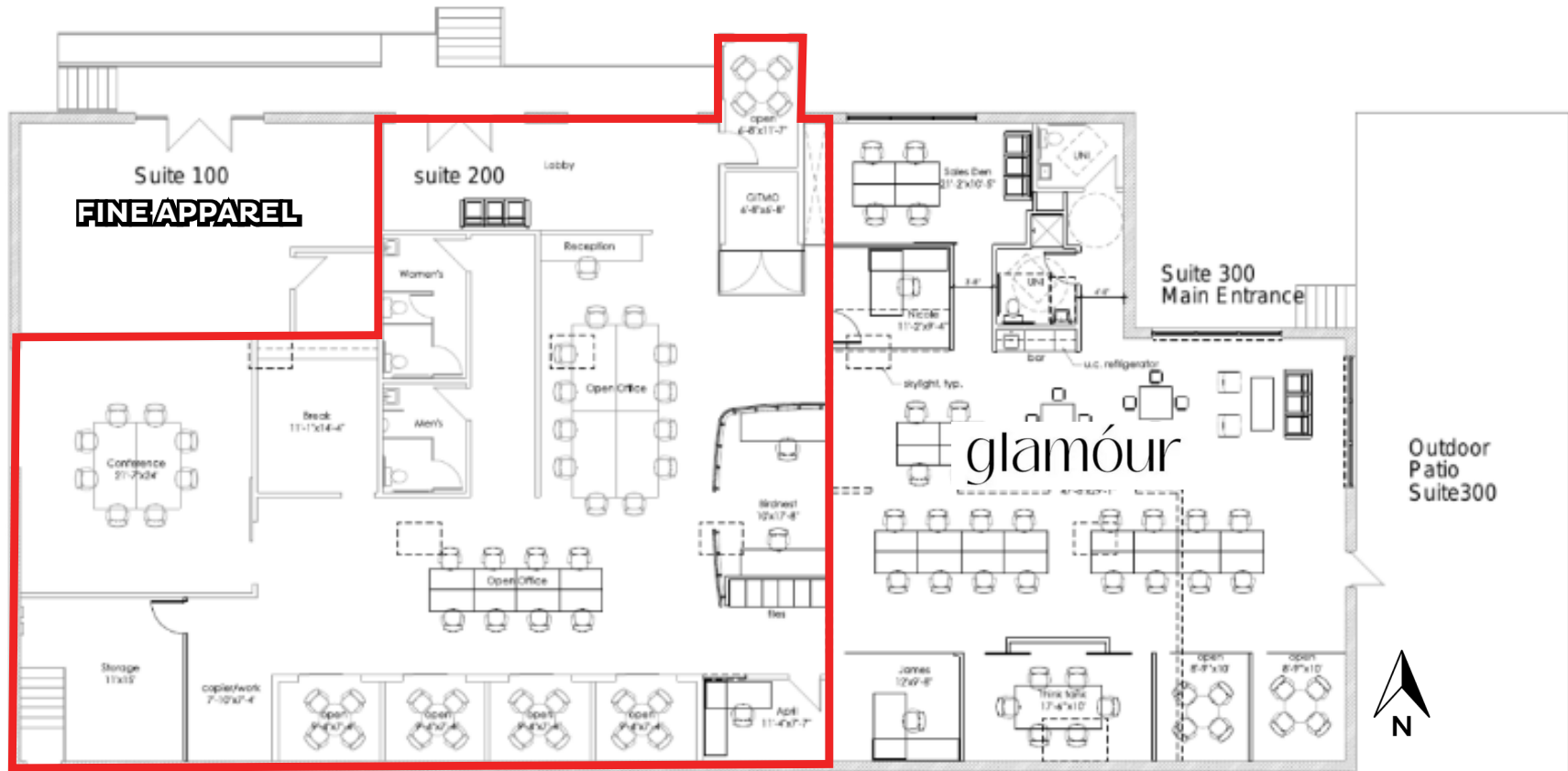
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FLOOR PLAN

400 South Commerce
Wichita KS 67202

Private Parking 16 spaces



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AERIAL

