



ReeceNichols

SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

OFFICE/WAREHOUSE WITH FENCED IN YARD

4850 N. Arkansas, Wichita, KS 67204

FOR LEASE



LEASE RATE: \$3,000/ SF, NNN

SITE SF: 9,450 SF

SITE ACRES: .22 Acres

VACANT SF: 1,421 SF

YEAR BUILT: 1954

PARKING: Door Side

ZONING: Limited Commercial

PROPERTY HIGHLIGHTS

- Newly renovated.
- Two overhead doors.
- Fully fenced in yard for storage.
- Door Side parking.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|----------|----------|----------|
| Population | 1,873 | 24,581 | 95,884 |
| Avg. HH Income | \$88,059 | \$79,155 | \$70,058 |
| Median Age | 42.2 | 36.1 | 34.8 |

TRAFFIC COUNTS

53rd and Arkansas 9,097 VPD

Offered Exclusively By:

Ben Suellentrop

316-765-5145 • bens@reecenichols.com

Morrie Sheets

316-644-5917 • morries@reecenichols.com



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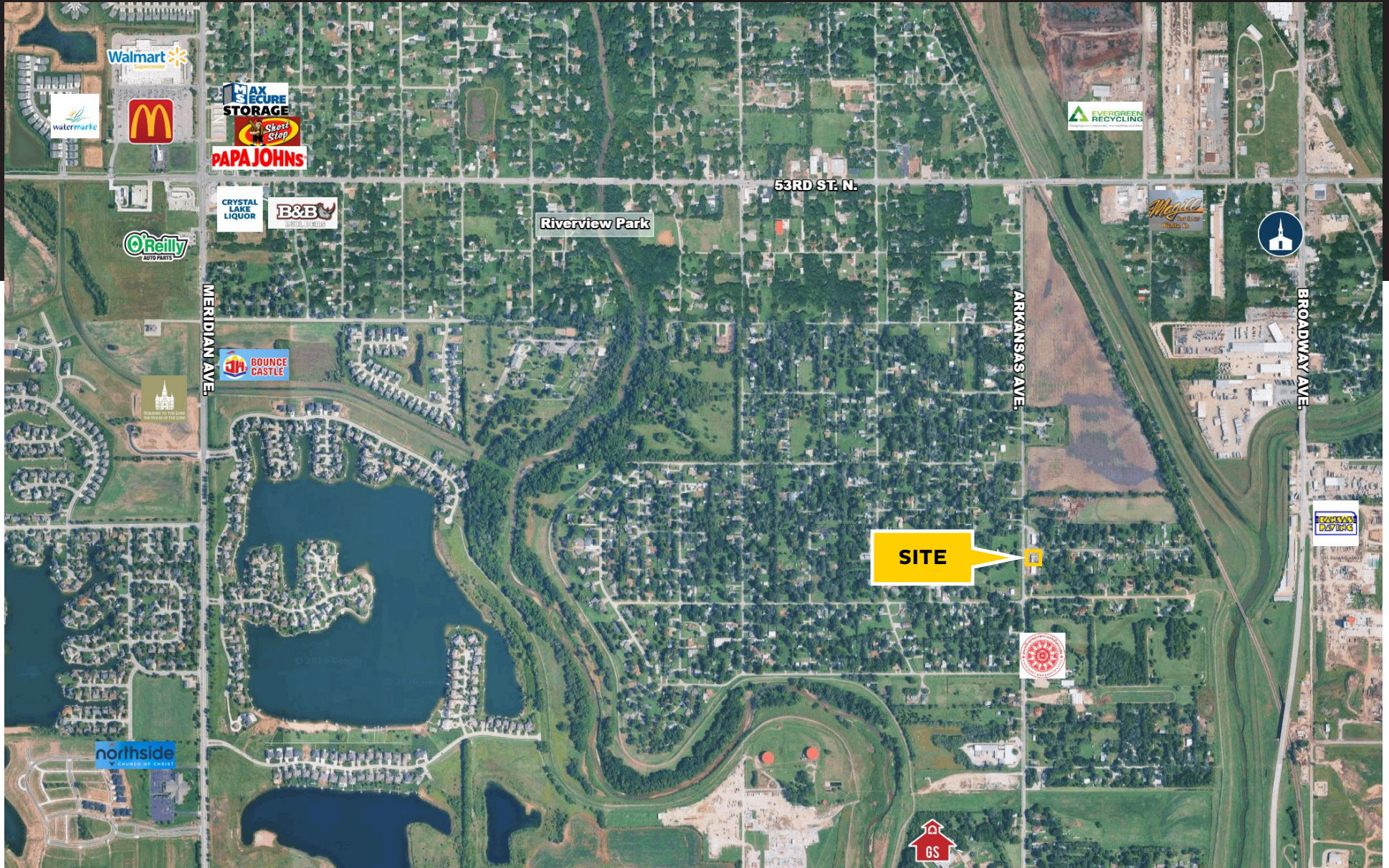


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