

HARRY & BROADWAY RETAIL SPACE

1640 S. BROADWAY, WICHITA, KS 67211

FOR LEASE



LEASE RATE: \$4.00/SF, NNN

EST. NNN's: \$2.00/SF

VACANT SF: 15,017 SF

YEAR BUILT: 1950

ZONING: Limited Commercial

AREA NEIGHBORS INCLUDE:



& many more!

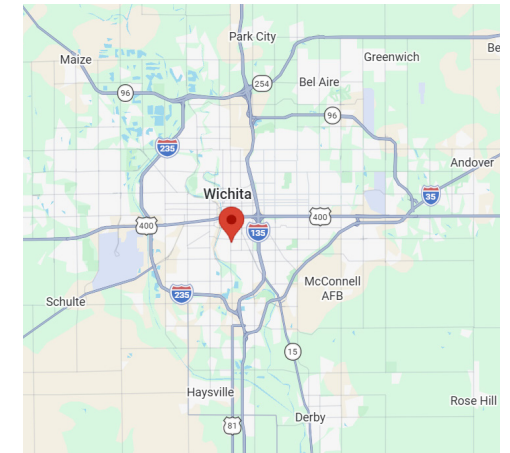
PROPERTY HIGHLIGHTS

- Former Mexican grocery space available for lease at Harry and Broadway.
- 10'x 8' overhead door with storage and mezzanine space.
- New 3-phase/400 amp panel recently installed.
- 12.5' ceiling height.
- Building and monument signage available.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,310	103,461	222,724
Avg. HH Income	\$53,628	\$61,501	\$66,912
Median Age	33.3	33.4	33.4

TRAFFIC COUNTS

Harry & Broadway 10,348 VPD



HARRY & BROADWAY RETAIL SPACE

1640 S. BROADWAY, WICHITA, KS 67211

FOR LEASE



ReeceNichols
SOUTH CENTRAL KANSAS

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

Offered Exclusively By: **Alex Ibarra, CCIM** | 316-833-1198 | alexibarra@reecenichols.com