

# TYLER PLAZA RETAIL/OFFICE

841 N TYLER RD., WICHITA, KS 67212

**FOR LEASE**



**LEASE RATE: \$16-\$18/SF**

**EST. NNN'S:** \$4.00/SF  
**VACANT SF:** 4,880 SF  
**GROSS BLDG. SF:** 11,294 SF  
**YEAR BUILT:** 2000  
**ZONING:** Limited Commercial  
**PARKING:** 62 Spaces

AVAILABLE SUITES	SIZE	RATE
SUITE 500	2,440 SF	\$16/SF
SUITE 700	2,440 SF	\$18/SF

## PROPERTY HIGHLIGHTS

- Prime retail/office space for lease near the busy intersection of Central and Tyler Road.
- Former Market Advisory Group space can be leased separately or combined.
- In close proximity to Northwest High School and Bishop Carrol High School.
- Excellent building and monument signage available.

## STRIP CENTER TENANTS INCLUDE:



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,097	65,756	133,497
Avg. HH Income	\$92,302	\$106,832	\$109,569
Median Age	40.1	40.2	38.4

## TRAFFIC COUNTS

Central & Tyler      Approx. 21,464 VPD

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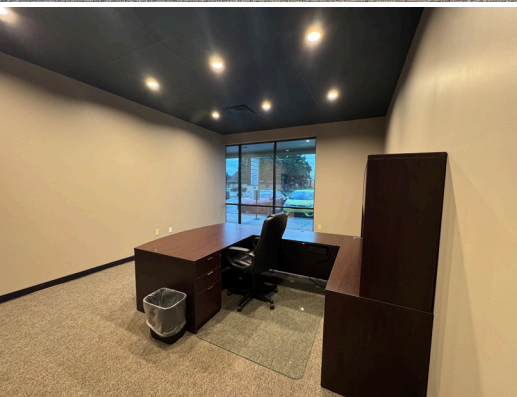
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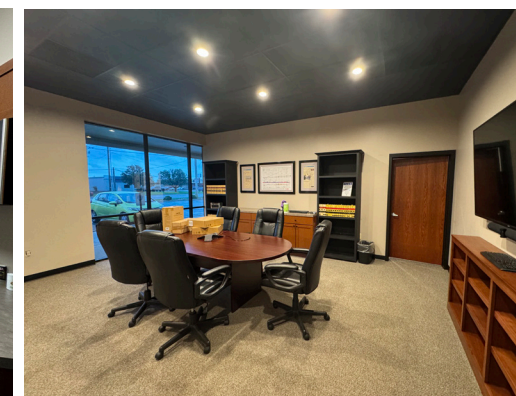
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## SUITE 500

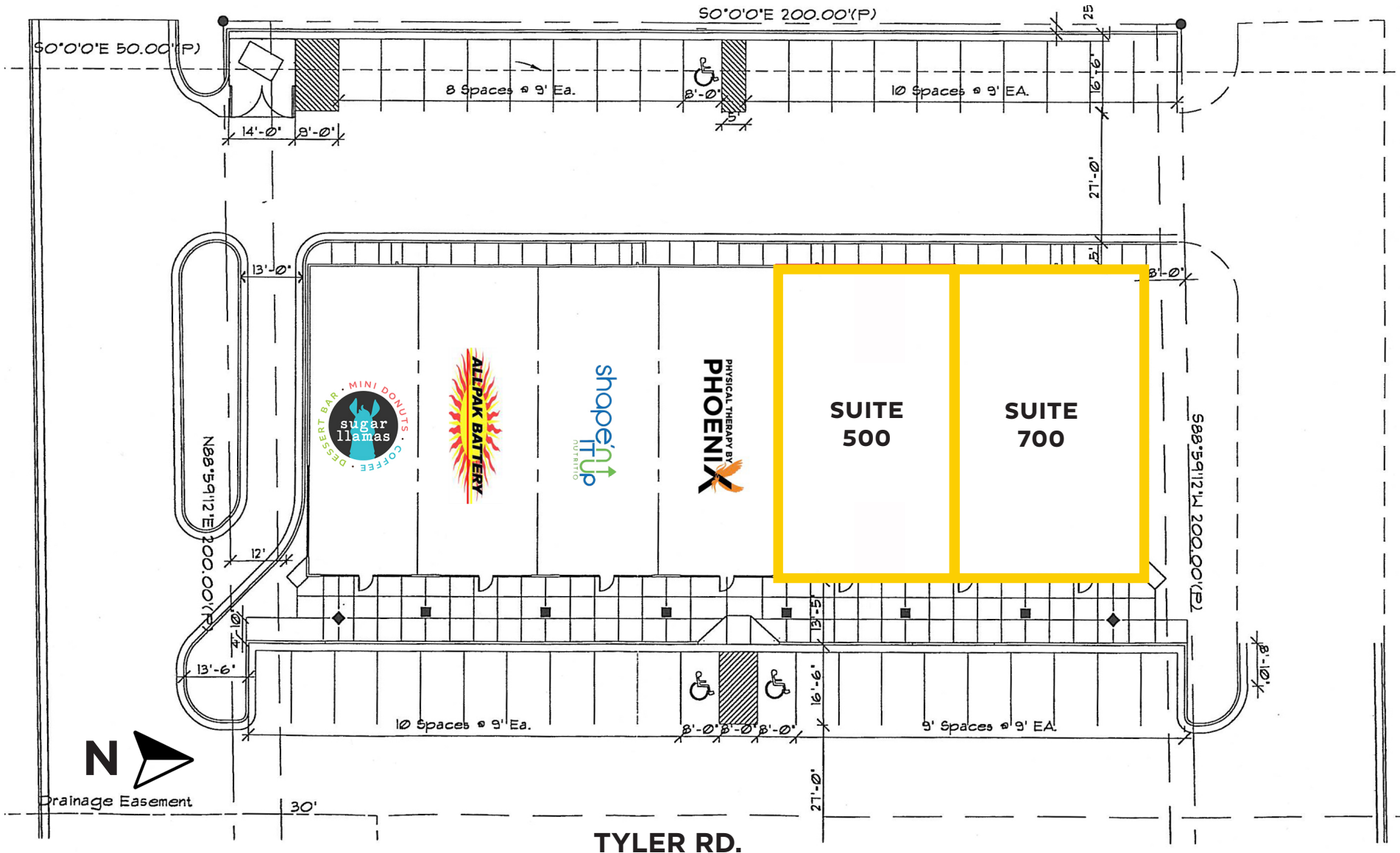


## SUITE 700



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