

TYLER PLAZA RETAIL/OFFICE

841 N TYLER RD., WICHITA, KS 67212

FOR LEASE



LEASE RATE: \$18/SF

EST. NNN'S: \$4.75/SF

VACANT SF: 2,440 SF

GROSS BLDG. SF: 11,294 SF

YEAR BUILT: 2000

ZONING: Limited Commercial

PARKING: 62 Spaces

PROPERTY HIGHLIGHTS

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

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

STRIP CENTER TENANTS INCLUDE:



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

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SUITE 500



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