

# FREESTANDING RETAIL/OFFICE

1555 S. BROADWAY, WICHITA, KS 67211

**FOR LEASE**



**LEASE RATE: \$5.00/SF, NNN**

|                        |                    |
|------------------------|--------------------|
| <b>EST. NNN'S:</b>     | \$5.00/SF          |
| <b>GROSS BLDG. SF:</b> | 14,392 SF          |
| <b>SITE SIZE:</b>      | 1.41 Acres         |
| <b>YEAR BUILT:</b>     | 2003               |
| <b>PARKING:</b>        | Approx. 60 spaces  |
| <b>ZONING:</b>         | Limited Commercial |
| <b>CEILING GRID:</b>   | 13 FT.             |
| <b>CLEAR HEIGHT:</b>   | 16 FT.             |
| <b>CEILING DECK:</b>   | 19 FT.             |

## PROPERTY HIGHLIGHTS

- Former Walgreen's space available for lease at the hard corner of Harry & Broadway.
- Primarily large open space; allowing the next user flexibility.
- Drive-thru window on north-end of the building.
- Small roll-up door in the back with two private restrooms.
- Tenant Improvement Allowance available for qualified tenants.
- Pole signage with panel and LED board.

## DEMOGRAPHICS

|                                                                                                             | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  <b>Population</b>     | 13,285   | 88,150   | 191,311  |
|  <b>Avg. HH Income</b> | \$53,844 | \$59,935 | \$64,712 |
|  <b>Median Age</b>     | 34.0     | 33.2     | 33.5     |



## TRAFFIC COUNTS

|                  |            |
|------------------|------------|
| Broadway & Harry | 12,783 VPD |
|------------------|------------|



**ReeceNichols**  
SOUTH CENTRAL KANSAS

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*Offered Exclusively By:*

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## PHOTOS



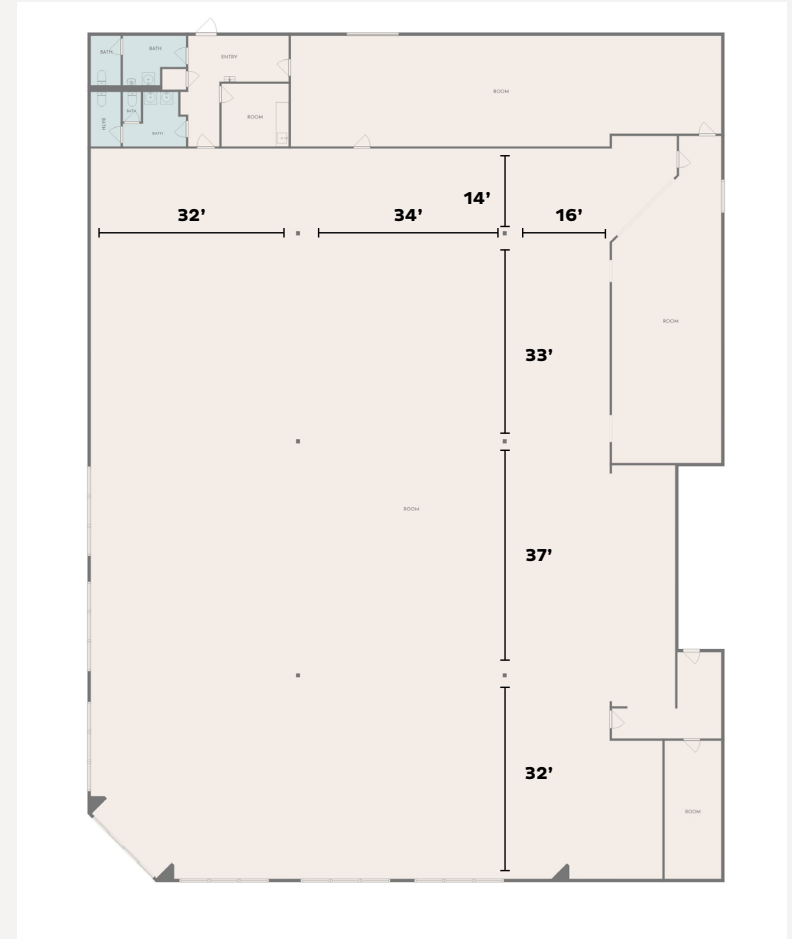
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## 3-D FLOOR PLAN



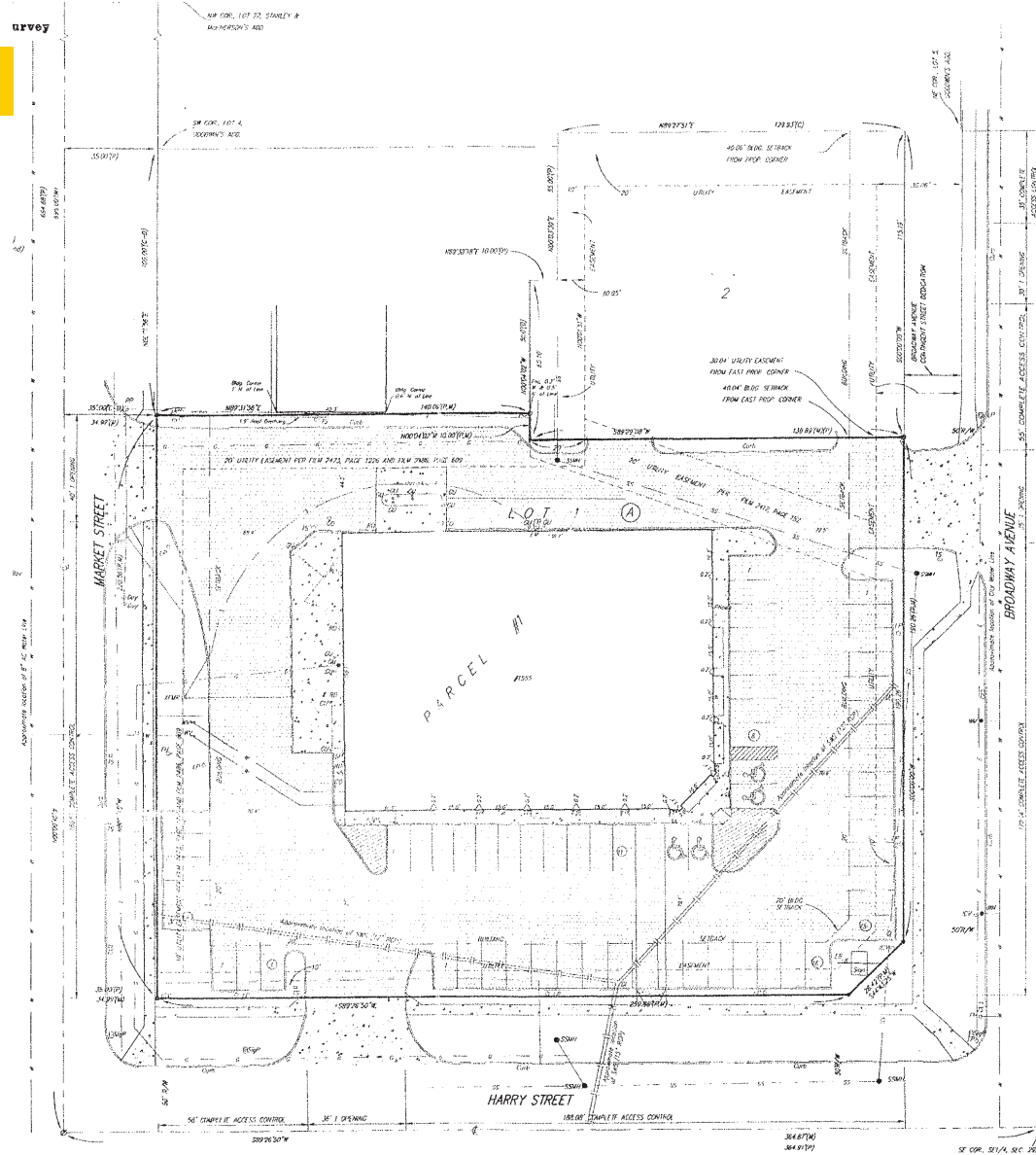
## 2-D FLOOR PLAN



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### ALTA SURVEY



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AERIAL

