

Address: 8310 W Central Ave, Wichita, KS 67212

8,140± SF FREESTANDING COMMERCIAL BUILDING



GENERAL DETAILS

- **Lease Rate:** \$12.00 PSF/year + NNN
- **Available Space:** 8,140 ± SF
- **Zoning:** Limited Commercial
- **Year Built:** 1997
- **Availability:** Immediate Occupancy
- Owner is open to dividing

HIGHLIGHTS

- Prominent W. Central Avenue location in an established West Wichita trade area
- Excellent visibility and exposure along a major commercial corridor
- Strong building and monument signage potential
- Newer roof
- Functional floor plan adaptable to a variety of commercial users
- Ideal for retail, showroom, service, fitness, medical or professional uses
- Ample on-site customer and employee parking
- Convenient access throughout West Wichita
- Surrounded by established neighborhoods, businesses, restaurants, schools and other traffic generators
- Area Neighbors: Genesis Health Clubs, Greater Wichita YMCA, Bishop Carroll Catholic High Schools, Jimmy's Egg, Burger King, Smoothie King, McDonald's, Braum's, Schlotzsky's, Intrust Bank, Bank of America, West Wichita Family Physicians Medical and Professional Offices



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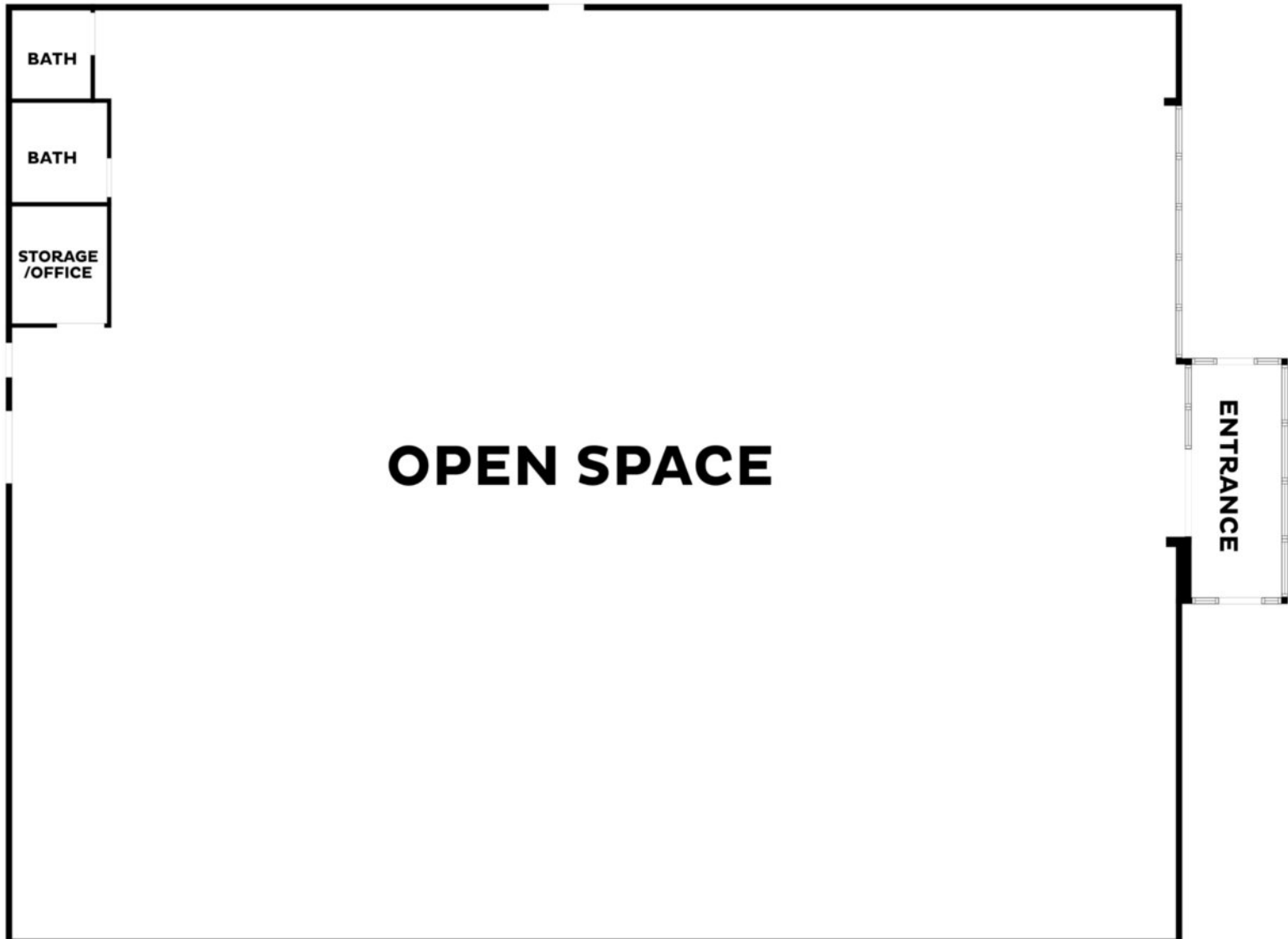
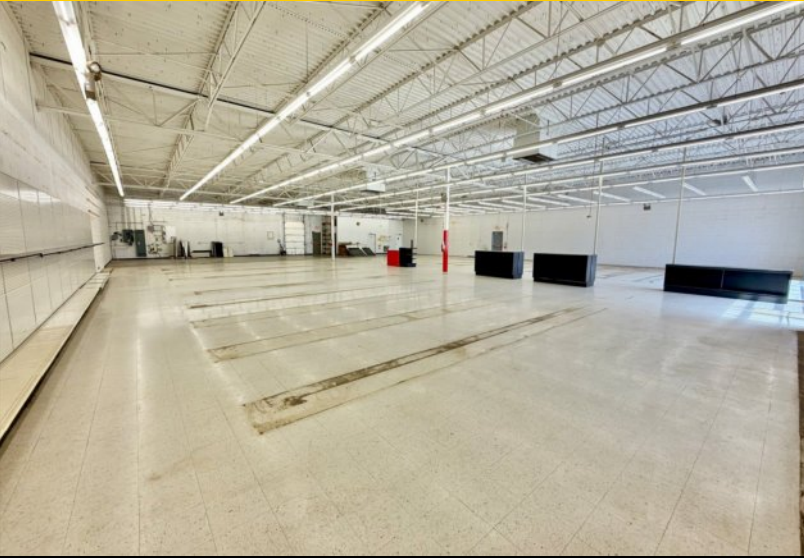


ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

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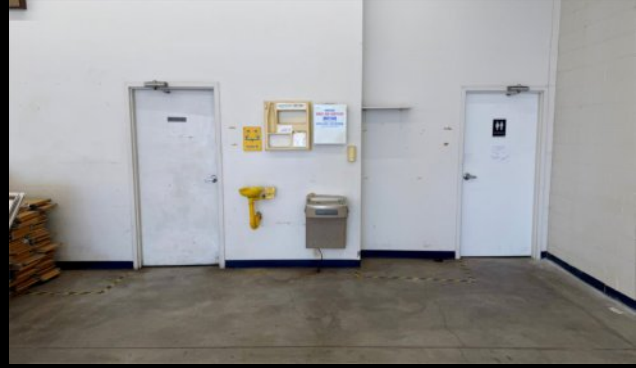
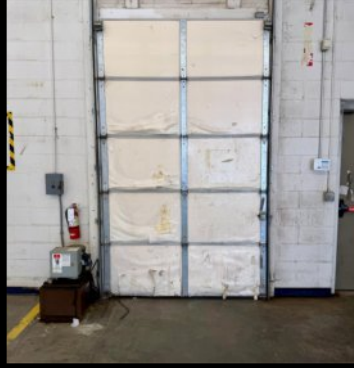




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