

PAWNEE & SENECA FREESTANDING RETAIL

2301 S. SENECA, WICHITA, KS 67213

FOR LEASE

AVAILABLE FOR LEASE

SUITE A
(DIVISIBLE)

2301

SUITE B
(DIVISIBLE)

2303

**AI-generated conceptual image.*

LEASE RATE: CONTACT BROKER

EST. NNN'S:	\$4.50/SF
VACANT SF:	8,400 SF
SITE ACRES:	0.79 A
YEAR BUILT:	2014
ZONING:	Limited Commercial
PARKING:	Approx. 41 Spaces

PROPERTY HIGHLIGHTS

- Former Family Dollar for lease near the busy intersection of Pawnee and Seneca in South Wichita
- Space can be demised; contact broker for details.
- Pole and building signage available.
- Excellent visibility from Seneca Street.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	13,541	83,456	195,750
 Avg. HH Income	\$69,100	\$66,188	\$71,180
 Median Age	34.0	33.2	33.9



TRAFFIC COUNTS

Pawnee & Seneca	23,687 VPD
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ReeceNichols
SOUTH CENTRAL KANSAS

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Offered Exclusively By:

Alex Ibarra, CCIM | 316-833-1198 | alexibarra@reecenichols.com

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IMAGES



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SITE



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