# TWIN LAKES CENTER – PAD SITE AVAILABLE

## 21st St. N. & Amidon Ave., South of Se/c, Wichita, KS 67203




**PAD SITE**

**SALE PRICE:** Contact Broker

**LOT SIZE:** 20,270 SF

| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 12,871 | 68,841 | 177,518 |
| Avg. HH Income | $85,451 | $69,137 | $74,344 |
| Median Age | 38.2 | 36.4 | 35.3 |

| TRAFFIC COUNTS | |
|---|---|
| 21st & Amidon | 36,436 VPD |
| Along Amidon Ave. | 16,634 VPD |

### PROPERTY HIGHLIGHTS

- Located at the regional intersection of 21st Street North and Amidon Ave. with strong traffic counts.
- Area businesses include: Aldi, Dillions, Walmart, Planet Fitness, Starbucks, Popeye's, Verizon, Chipotle, Kansas Department of Revenue, and others.




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

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