

WAREHOUSE/FLEX SPACE NEAR LINCOLN & I-135

2745 East Boulevard Plaza, Wichita, KS 67211





LEASE RATE:
\$5.50 SF/YR (GROSS)



SF AVAILABLE:	6,468 SF
BUILDING SIZE:	6,468 SF
YEAR BUILT:	1950
ZONING:	LC
CEILING HEIGHT:	14 ft

PROPERTY HIGHLIGHTS

- Infill Wichita location with a population of 235,000 within 5 miles.
- 3 miles to Wichita State University and 8 miles to Wichita Dwight D. Eisenhower National Airport.
- 3 miles from Downtown Wichita.
- Approximately 30 parking stalls.
- 14' ceiling heights.
- Climate controlled.
- Trade area includes: Dairy Queen, QuikTrip, CVS Pharmacy, McDonalds, Hardee's, T-Mobile, Subway, Wendy's, Taco Bell, Denny's, Burger King, Firestone Tire, Big Lots, and many more.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
 POPULATION	952	3,341	12,092
 AVG. HH INCOME	\$48,610	\$48,129	\$44,124
 MEDIAN AGE	35.3	36.2	35.4
TRAFFIC COUNTS			
 ALONG NB I-135	37,496VPD		



Offered by: **Kevin Howell** | 316-292-3971 | khowell@weigand.com

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