

Central Heights Shopping Center
(Ollie's & Dollar Tree Anchored)

SW/c Central & Ridge Rd.
Wichita, Kansas 67212

Property Highlights

- Two Spaces Available:
  -Suite 7395: 31,036 SF - Can be subdivided for two tenants to accommodate 17,416 SF & 13,620 SF
  -Suite 617: 3,800 SF
- Year Built: 1960
- Site Area: 8.6 Acres
- Located on the SW corner of Central & Ridge
- Approx. 50,000 VPD at Central & Ridge
- Close proximity to both I-235 and Kellogg/US-54
- Area users include: Gordmans, YMCA, Genesis Health Club, Nu-Way, Knolla's Pizza Cafe, Bionic Burger, Two Brothers BBQ, and QuikTrip
- Lease Rate: $12.00 - $16.00/SF - NNN's estimated at $2.88/SF

OFFERING SUMMARY	
Available SF	34,836 SF
Lease Rate	$12.00 - $16.00/SF
Site Area	8.6 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,069	$50,422
3 Miles	64,174	$65,079
5 Miles	142,726	$65,097

For more information:

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Site Plan & Available Space





NAIMartens

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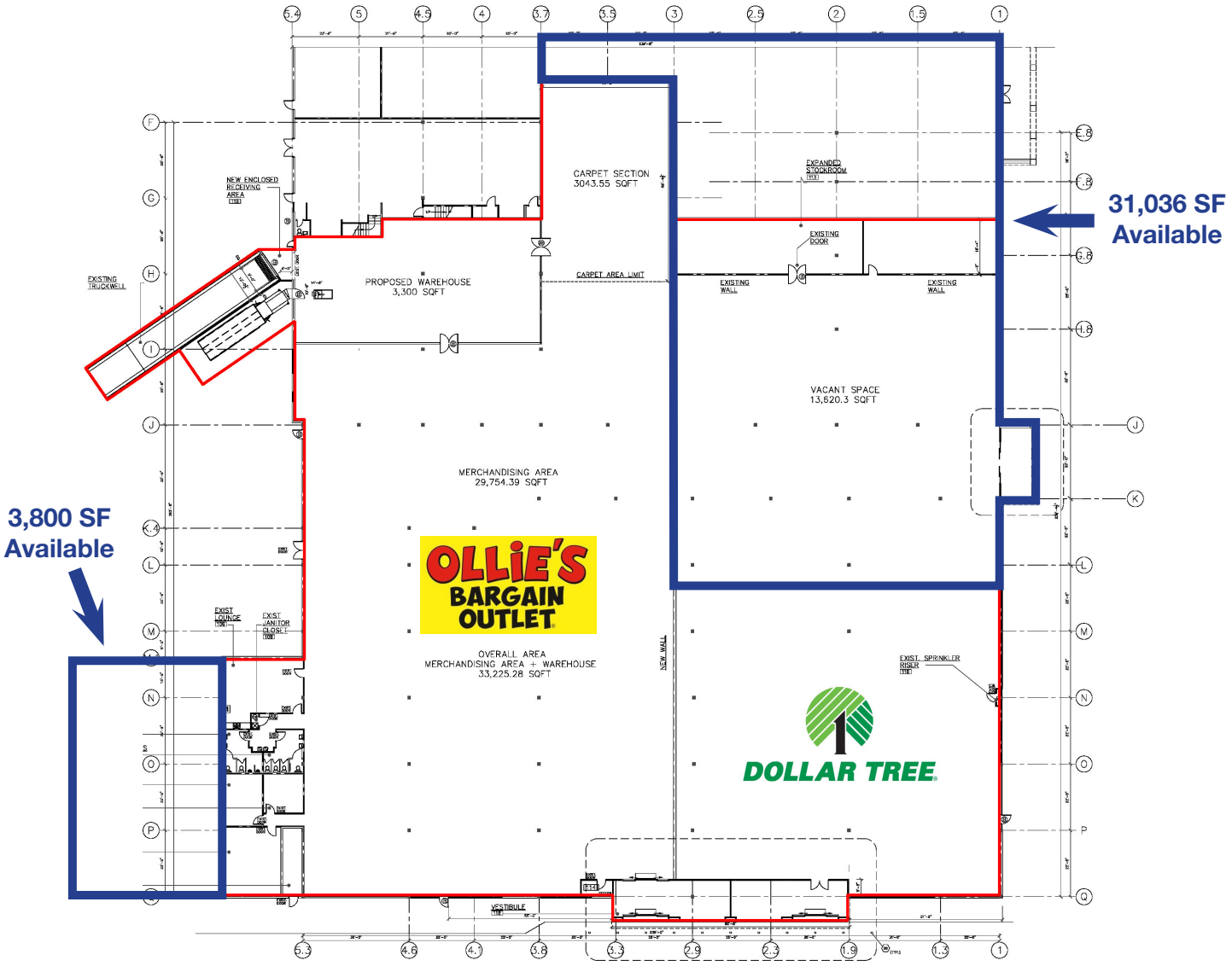
Retailer Map



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Floor Plan & Photos







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