

FOR LEASE

12111 E 21st St N Wichita, KS 67226

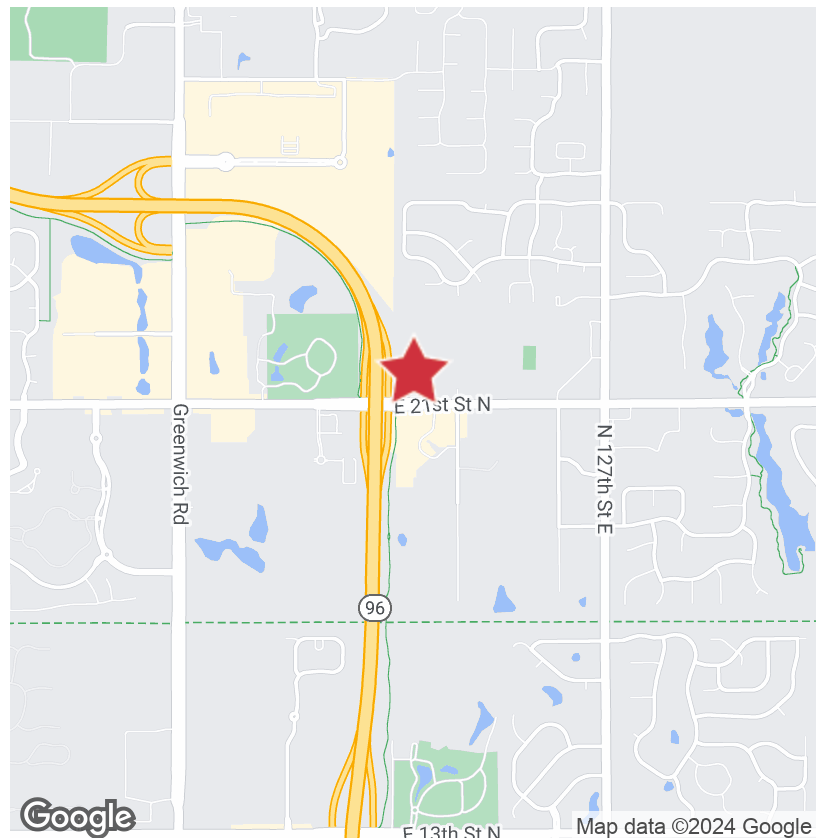
NaimMartens

\$16.00 SF/YR (NNN)



Office/Retail/Medical | 6,250 SF

- Great access and visibility from highway K-96
- Located minutes from the growing Greenwich Place development
- Monument and building signage available
- 62 Parking Spaces
- Traffic Counts: 23,400 VPD on K-96
- Area users: Trinity Academy, Trimmell & Anders Orthodontics, Simmons Bank, Baxter & Associates, Ziggy's Pizza



✉ **Grant Glasgow, SIOR**
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gglasgow@naimartens.com

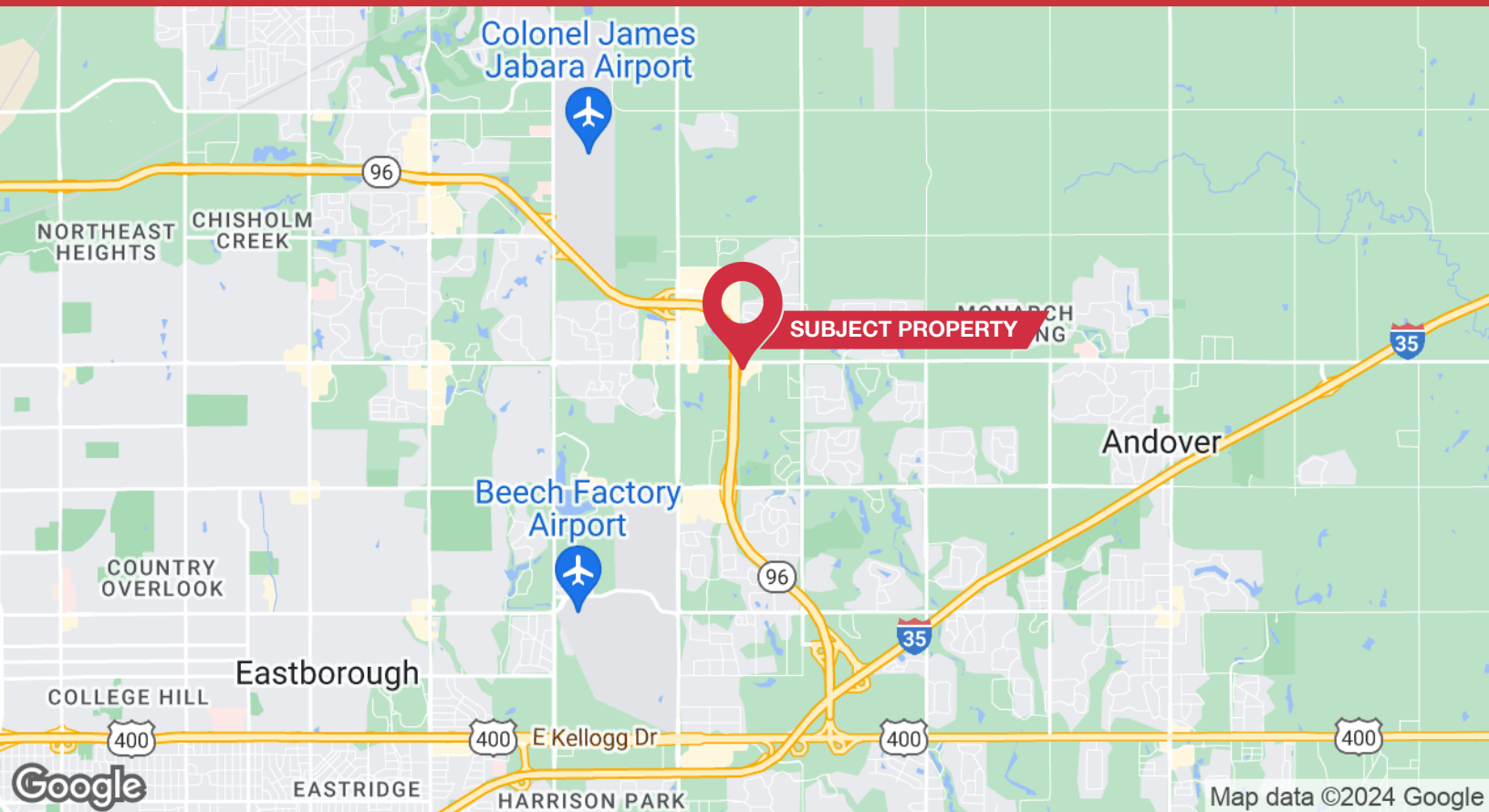
✉ **Troy Farha**
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Located along East 21st Street with quick access to highway K-96.

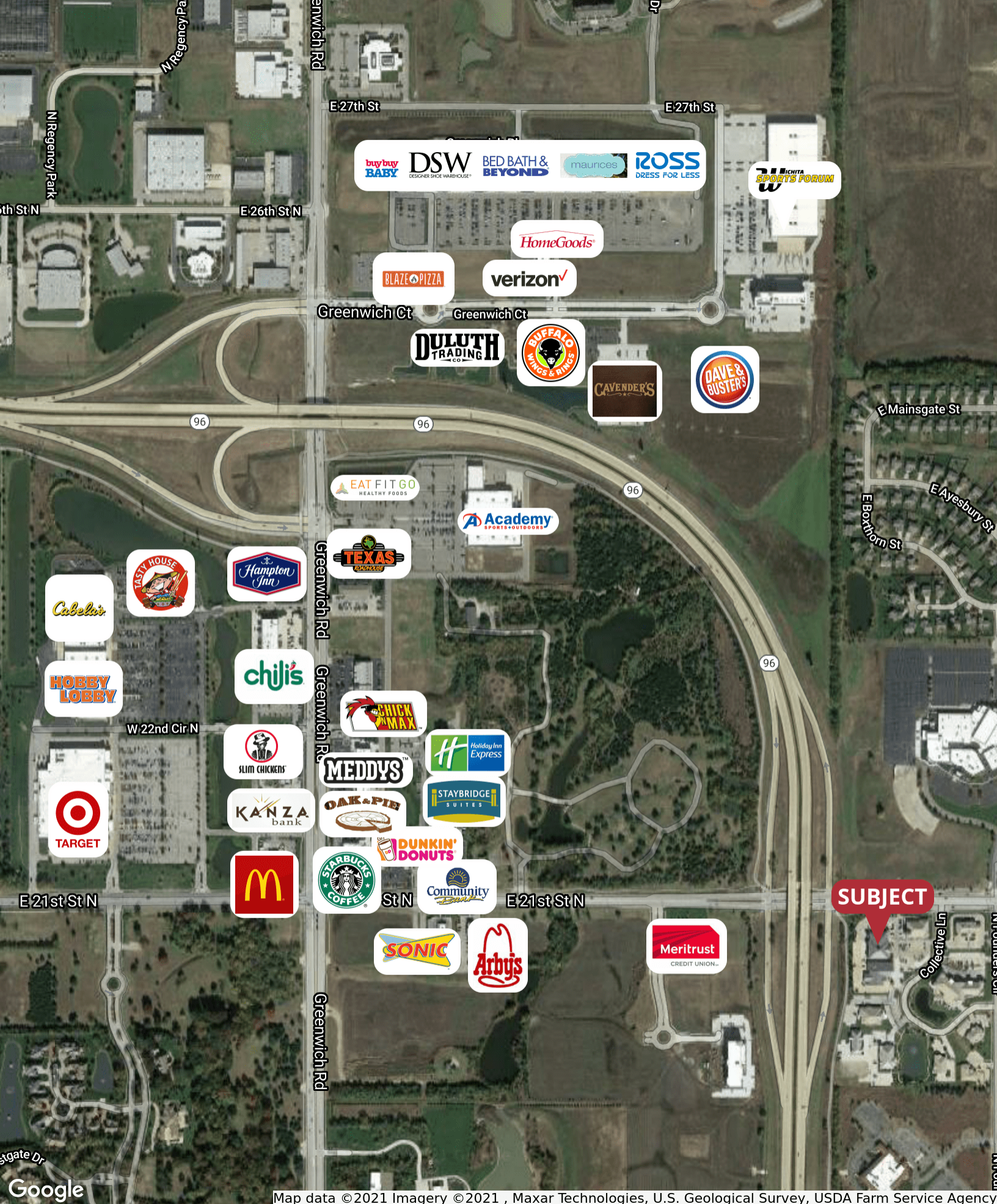


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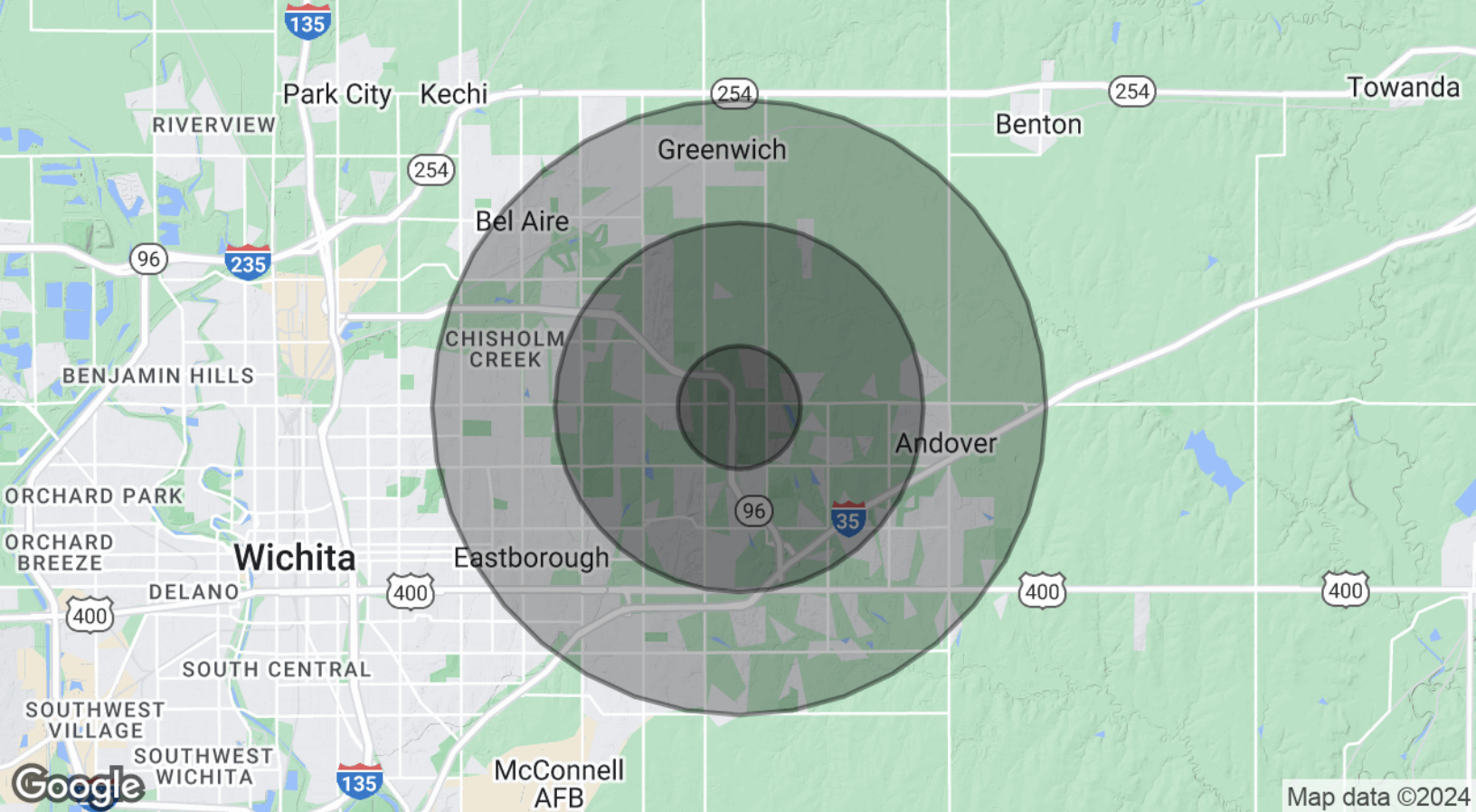
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Naimartens



Population	1 Mile	3 Miles	5 Miles
Total population	2,951	21,834	87,040
Median age	35.3	39.4	37.9
Median age (male)	35.7	38.6	37.3
Median age (Female)	34.7	39.5	38.2
Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,050	8,424	34,283
# of persons per HH	2.8	2.6	2.5
Average HH income	\$133,662	\$125,953	\$95,312
Average house value	\$227,479	\$259,713	\$223,117

* Demographic data derived from 2020 ACS - US Census