

# FOR LEASE

4717 E. 13th St. Wichita, KS 67208

**NaimMartens**



## Hard Corner Retail/Restaurant

- 1,800 SF freestanding retail building - Could be split for 2 users
- Located at the hard corner of 13th & Oliver, 1/2 mile from Wichita State University
- Lease Rate (based on vanilla box finish): \$15.00/SF NNN - Estimated at \$3.78 PSF  
\*Additional remodeling dollars will be considered for qualified businesses
- Prominent signage: Monument at corner
- Zoning: Limited Commercial
- Lot Size: 0.26 acre
- 12 Parking stalls



### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	12,322	\$40,180
3 MILES	91,943	\$56,377
5 MILES	206,779	\$55,228
31,336 VPD at 13th & Oliver		

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