

For Lease

# Office Building

1,000 - 4,700 SF | \$14.00 SF/yr



## 8343 E 32nd St. N.

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Wichita, Kansas 67226

### Property Highlights

- Retail/office strip center leasing opportunity
- Located just east of the highly desirable Rock Road corridor on 32nd Street.
- In close proximity to Highway K-96 access

### Property Description

Approximately 68,345 vehicles per day at Rock Road & Highway K-96

#### OFFERING SUMMARY

<b>Available SF</b>	1,000 - 4,700 SF
<b>Lease Rate</b>	\$14.00 SF/yr (NNN)
<b>Building Size</b>	1,000 - 4,700 SF

#### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
<b>130</b>	\$14.00 SF/yr	1,000
<b>180</b>	\$14.00 SF/yr	4,700

For more information

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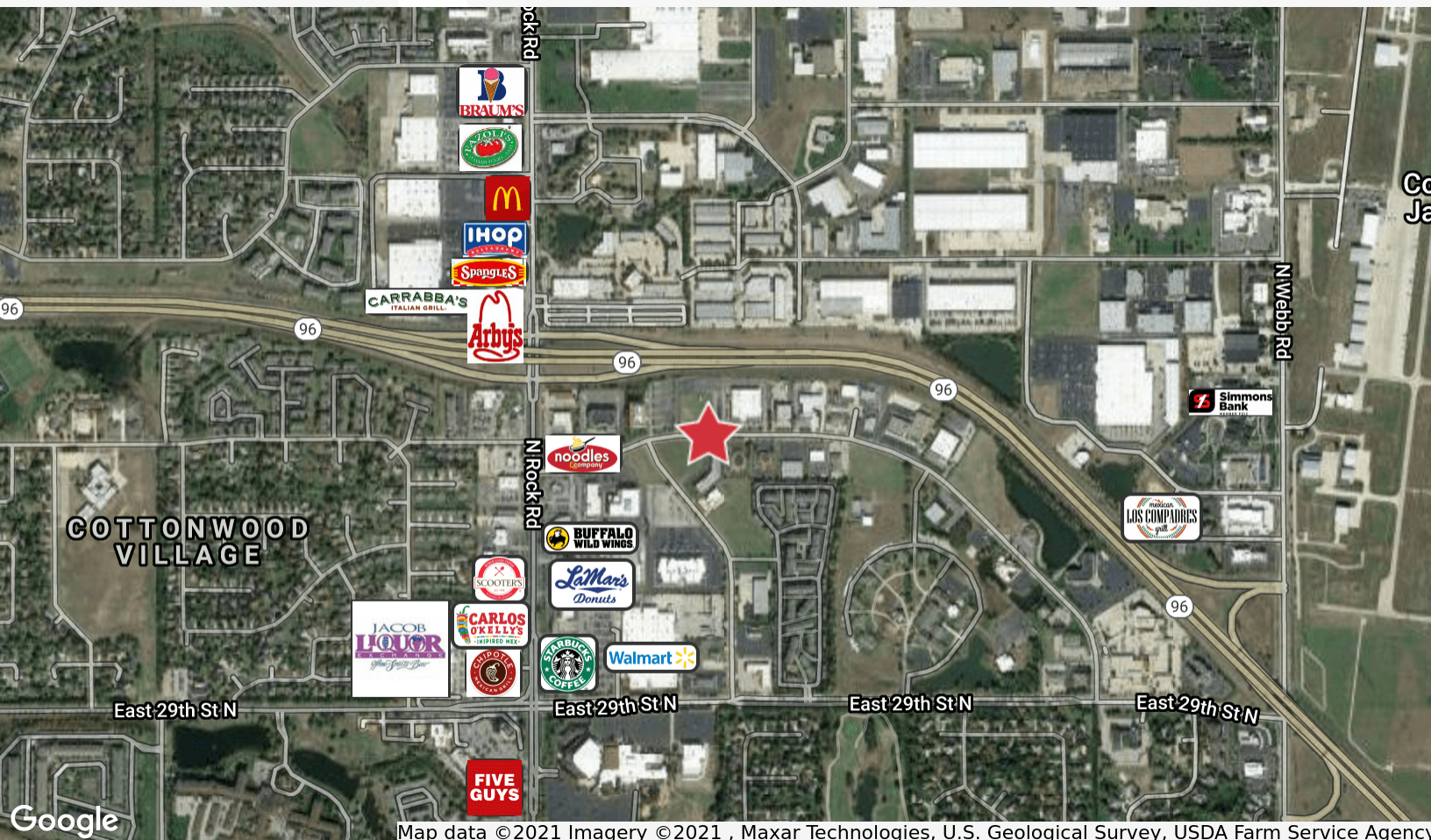
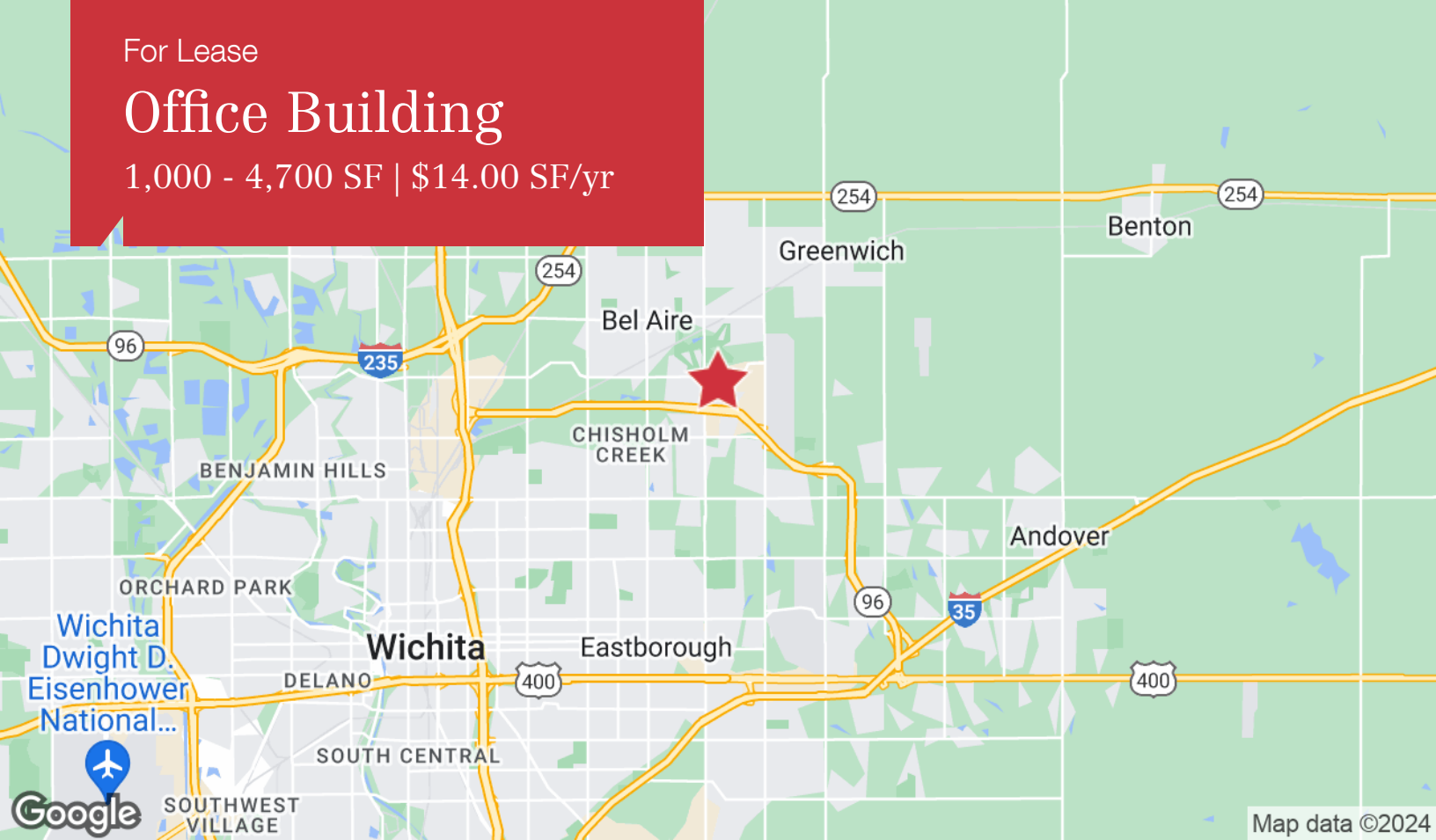




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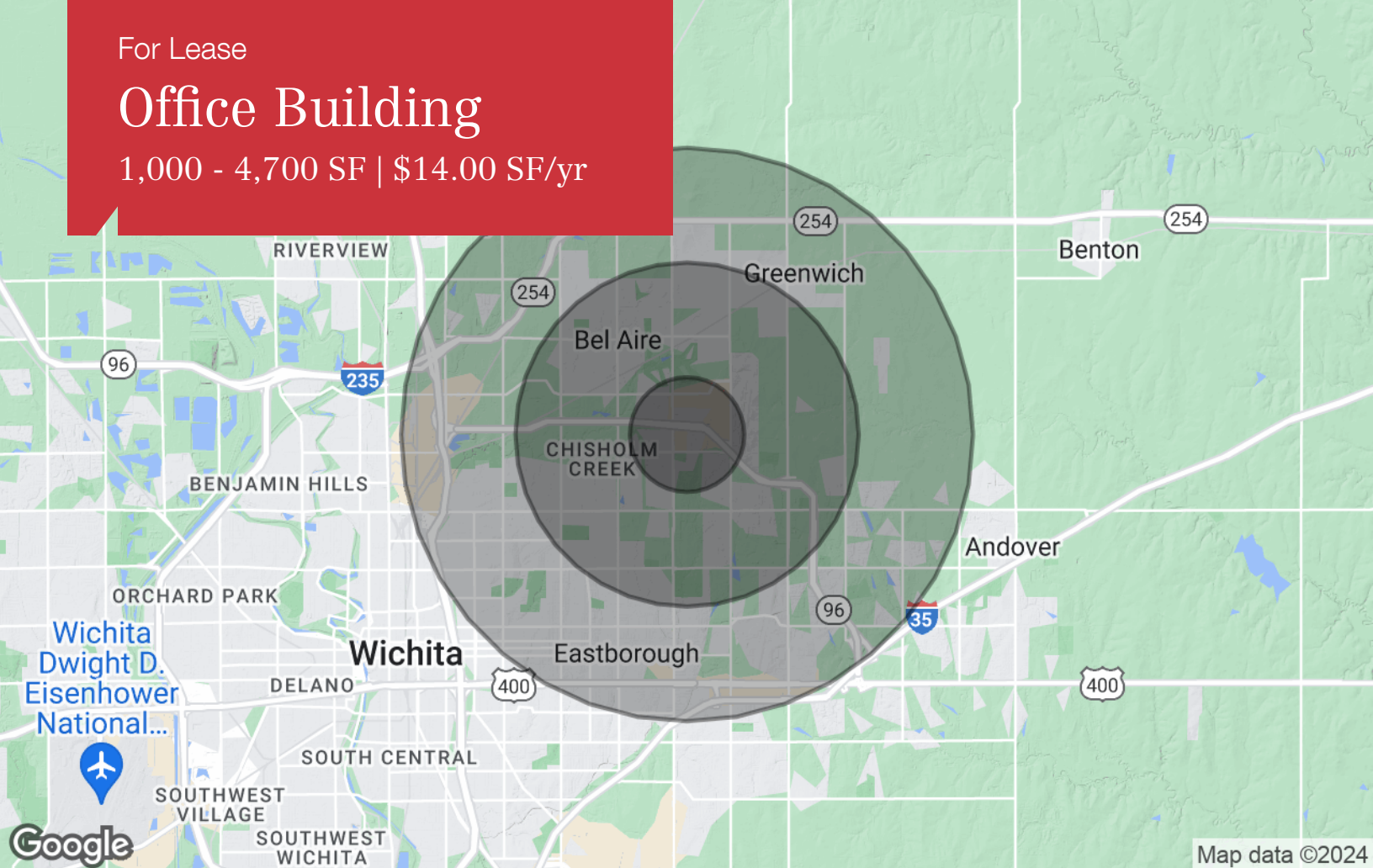




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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,838	41,454	103,635
MEDIAN AGE	38.7	39.6	35.9
MEDIAN AGE (MALE)	37.6	39.0	34.7
MEDIAN AGE (FEMALE)	39.7	40.3	36.9

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,539	17,104	41,732
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$99,760	\$90,656	\$77,503
AVERAGE HOUSE VALUE	\$221,022	\$270,390	\$187,219

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	80.4%	76.7%	67.9%
% BLACK	11.4%	13.8%	23.1%
% ASIAN	7.3%	8.1%	6.8%
% HAWAIIAN	0.0%	0.0%	0.3%
% INDIAN	0.6%	0.4%	0.4%
% OTHER	0.3%	0.9%	1.8%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.0%	4.6%	6.0%

\* Demographic data derived from 2020 ACS - US Census