



791 N West Street

Wichita, Kansas 67203

Property Highlights

- 30,140 VPD along N West Street
- 4,400 total SF available, 1,200 SF warehouse with the remaining 3,200 SF of showroom/retail space.
- 10x12 Overhead Door
- Zoned Limited Commercial
- On-Site Ownership
- Dedicated Signage with electrical

Location Description

- Located on West Street, a heavily traveled retail corridor. In close proximity to Kellogg US 54 and I-235



Offering Summary

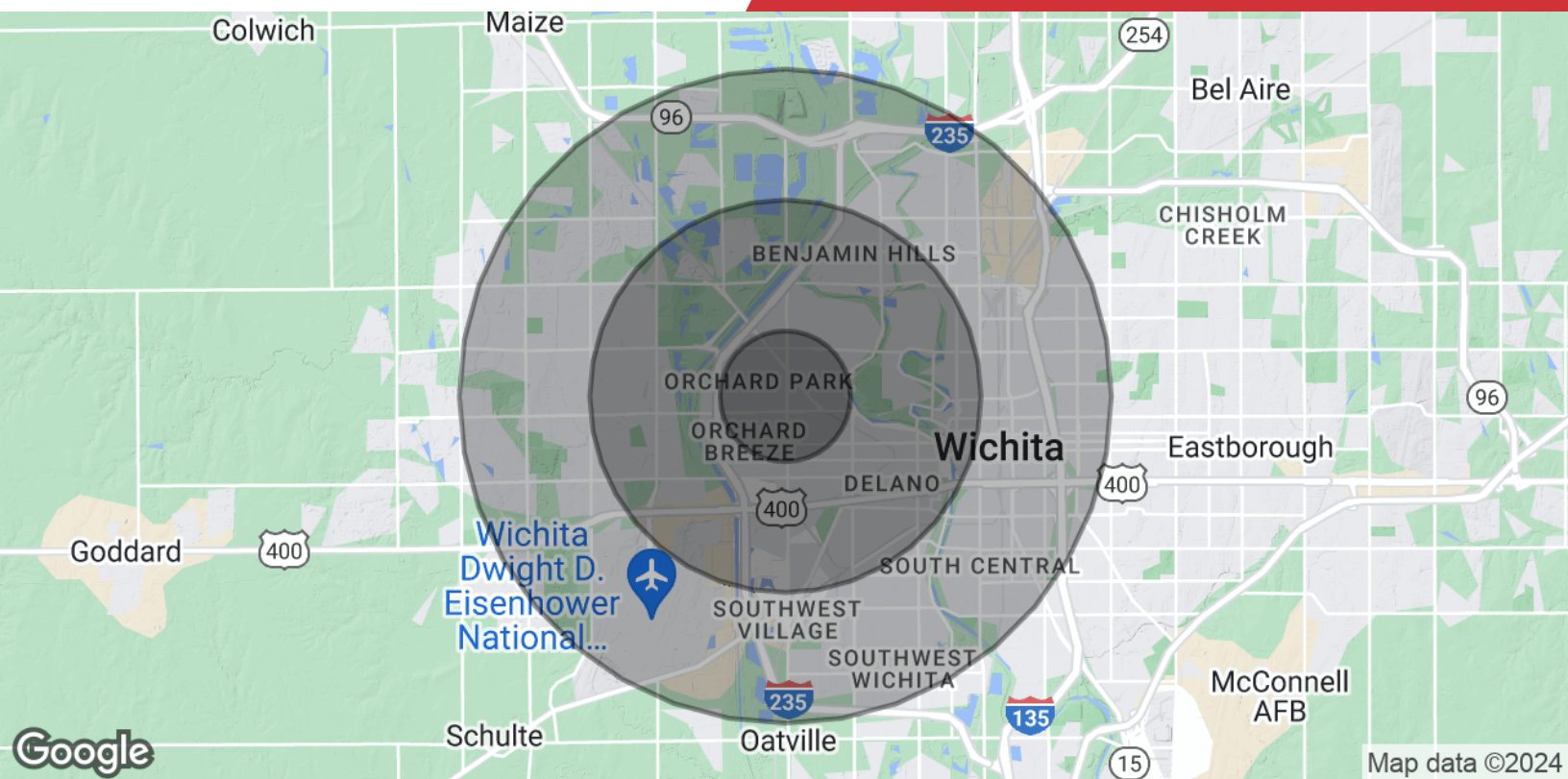
Lease Rate:	\$3,600.00 per month (MG)
Building Size:	10,556 SF
Available SF:	4,400 SF

For More Information

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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,943	74,746	181,893
Average Age	37.3	35.4	34.4
Average Age (Male)	34.2	33.8	33.7
Average Age (Female)	40.6	37.4	35.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,457	32,415	74,385
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$42,927	\$52,413	\$51,365
Average House Value	\$93,112	\$141,020	\$137,463

* Demographic data derived from 2020 ACS - US Census