

For Lease

Office Building

| Negotiable



Ridgewood Medical Building

4013 N Ridge Road
Wichita, Kansas 67205

Property Highlights

- Tenant Investment Opportunity
- Quick Highway Access
- Onsite Surgery Center

Property Description

This building sits in the growing NW Wichita Medical Corridor located near K-96 and Ridge Road. Location provides lots of synergy with neighboring retail and housing under development. Building co-tenants include Ridgewood Surgery & Endoscopy Center, Surgical Specialists and Moeller Dermatology. Tenant is responsible for utilities and janitorial.

OFFERING SUMMARY

Suite 110	5,420 SF
Suite 220	3,448 SF
Lease Rate	Negotiable
Annual Increases	2%
Building Size	32,000 SF
Year Built	2006

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	951	\$95,728
5 Miles	90,045	\$72,622
10 Miles	299,529	\$57,648

For more information

Steven J. Martens, CCIM, SIOR

O: 316 847 4901
smartens@naimartens.com



1330 E. Douglas Ave.,
Wichita, KS 67214
316 262 0000 tel
naimartens.com



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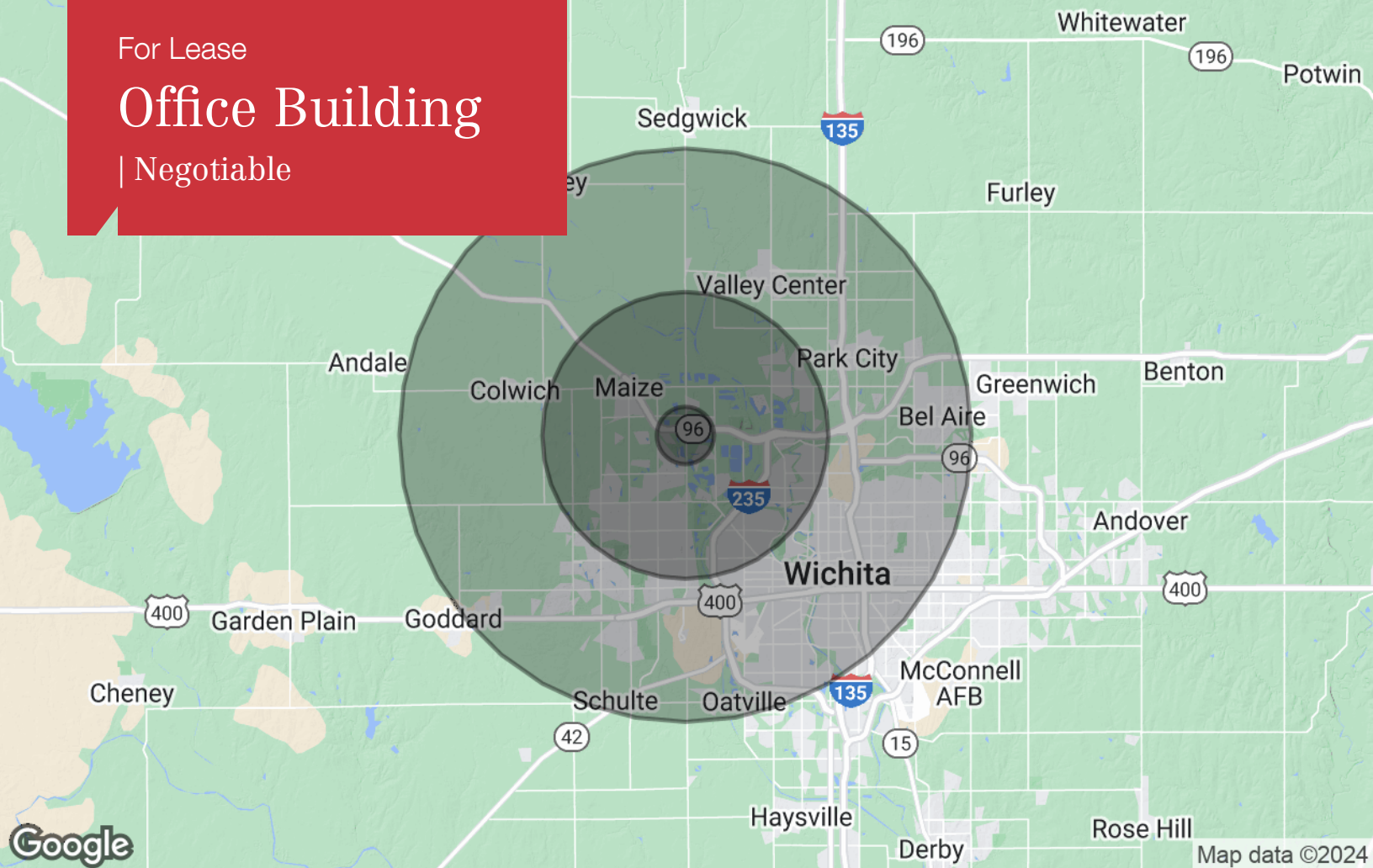
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	951	90,045	299,529
MEDIAN AGE	33.4	36.6	34.7
MEDIAN AGE (MALE)	33.5	35.6	34.0
MEDIAN AGE (FEMALE)	33.4	38.1	35.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	326	35,681	118,549
# OF PERSONS PER HH	2.9	2.5	2.5
AVERAGE HH INCOME	\$95,728	\$72,622	\$57,648
AVERAGE HOUSE VALUE	\$242,908	\$179,984	\$151,197

Race

	1 Mile	5 Miles	10 Miles
% WHITE	93.0%	90.7%	79.8%
% BLACK	1.4%	1.9%	9.4%
% ASIAN	3.4%	3.1%	2.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.9%	0.8%	1.1%
% OTHER	1.2%	3.5%	6.8%

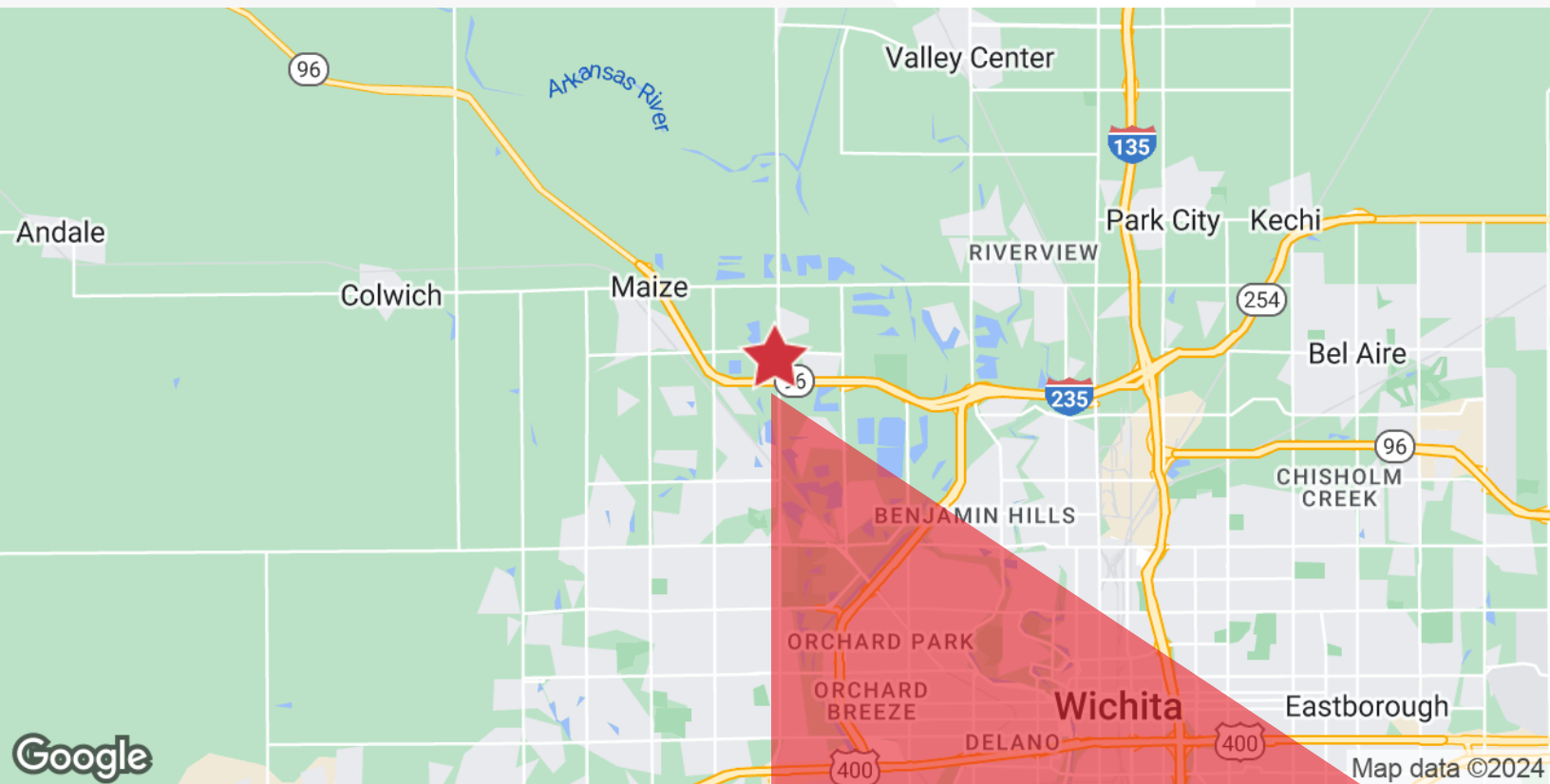
Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	5.9%	11.3%	15.6%

* Demographic data derived from 2020 ACS - US Census

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