



FOR LEASE  
**RETAIL/OFFICE**  
 12111 E. 21st St. North, Wichita Kansas

## Available Space Located at Highway K-96 & 21st Street

**Available Space:** 6,250 SF

**Traffic Counts:**

16,350 vehicles per day along 21<sup>st</sup> Street  
 20,900 vehicles per day along K-96 Highway

**Parking:** 62 spaces

**Lease Rate:** \$18.50 SF, NNN

**Net Charges:** \$5.95/SF

**Property Highlights:**

- Opportunity to be located in Northeast Wichita with convenient highway access and visibility.
- Located near the rapidly developing and desirable 21st Street & Greenwich corridor.
- Located at a signalized intersection.
- Monument and building available.
- Area users include: Trinity Academy, Via Christi Clinic, New Spring Church, and other major medical office and retailers.

Demographics	1 Mile	3 Miles	5 Miles
Population	4,369	28,253	110,346
Avg. HH Income	\$150,821	\$128,519	\$92,921
Median Age	36.8	38.8	36.0

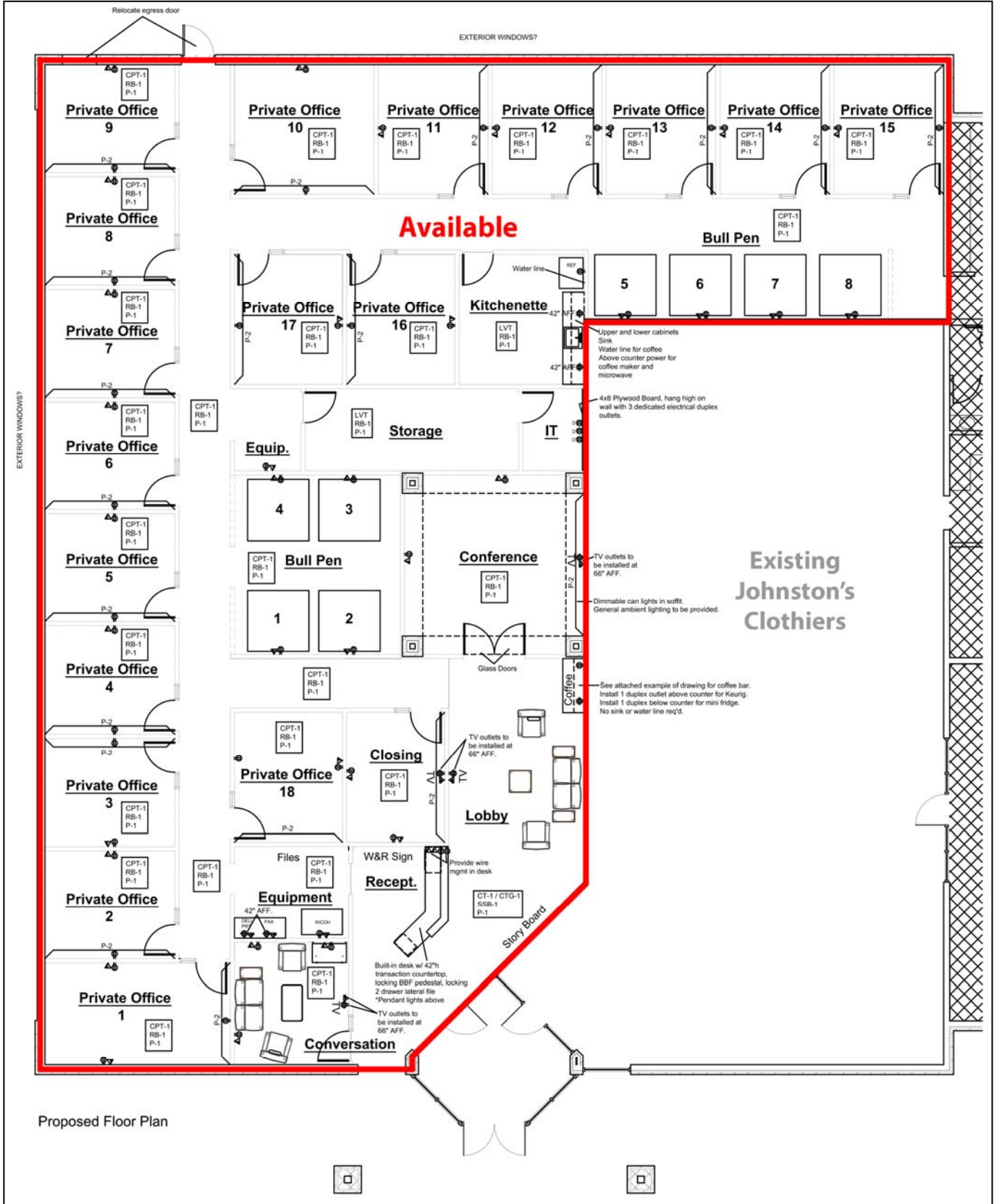
For Information, Please Contact:

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# FLOOR PLAN EXAMPLE

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All information furnished regarding property for sales, rent, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.

# AERIAL VIEW

# FOR LEASE RETAIL/OFFICE

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