

WEST LAKE SHOPPING CENTER

FOR LEASE

12111 W. Maple, Suite 131, Wichita, KS



LEASE RATE:
\$16.26/SF, NNN

ESTIMATED NETS:
\$6.17/SF




AVAILABLE SPACE:
SUITE 131: 1,775 SF

BUILDING SIZE:
15,715 SF

PROPERTY HIGHLIGHTS

- All FF&E is included.
- Restaurant space for lease in the desirable West Lake development at 119th St. & Maple.
- Drive-thru capability that is easily accessible from Maple.
- Great opportunity to be located in the rapidly expanding far West Wichita corridor.
- Building signage and ample door-side parking available.
- Join area tenants: Twelve Restaurant & Bar, Edward Jones, Leslie's Pool & Supplies, Vision Therapy of Wichita, Intrust Bank, Felipe's Mexican Restaurant, In The Bag Cleaners and many more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	8,223	49,886	92,063
 AVG. HH INCOME	\$107,265	\$98,534	\$91,768
 MEDIAN AGE	44.5	39.8	37.8



TRAFFIC COUNTS

APPROX. 32,752 VPD AT 119TH ST. W & MAPLE ST.

Offered by: **Whitney Vliet Ward**

316-292-3900 | wward@weigand.com

Austin Swisher

316-292-3902 | aswisher@weigand.com



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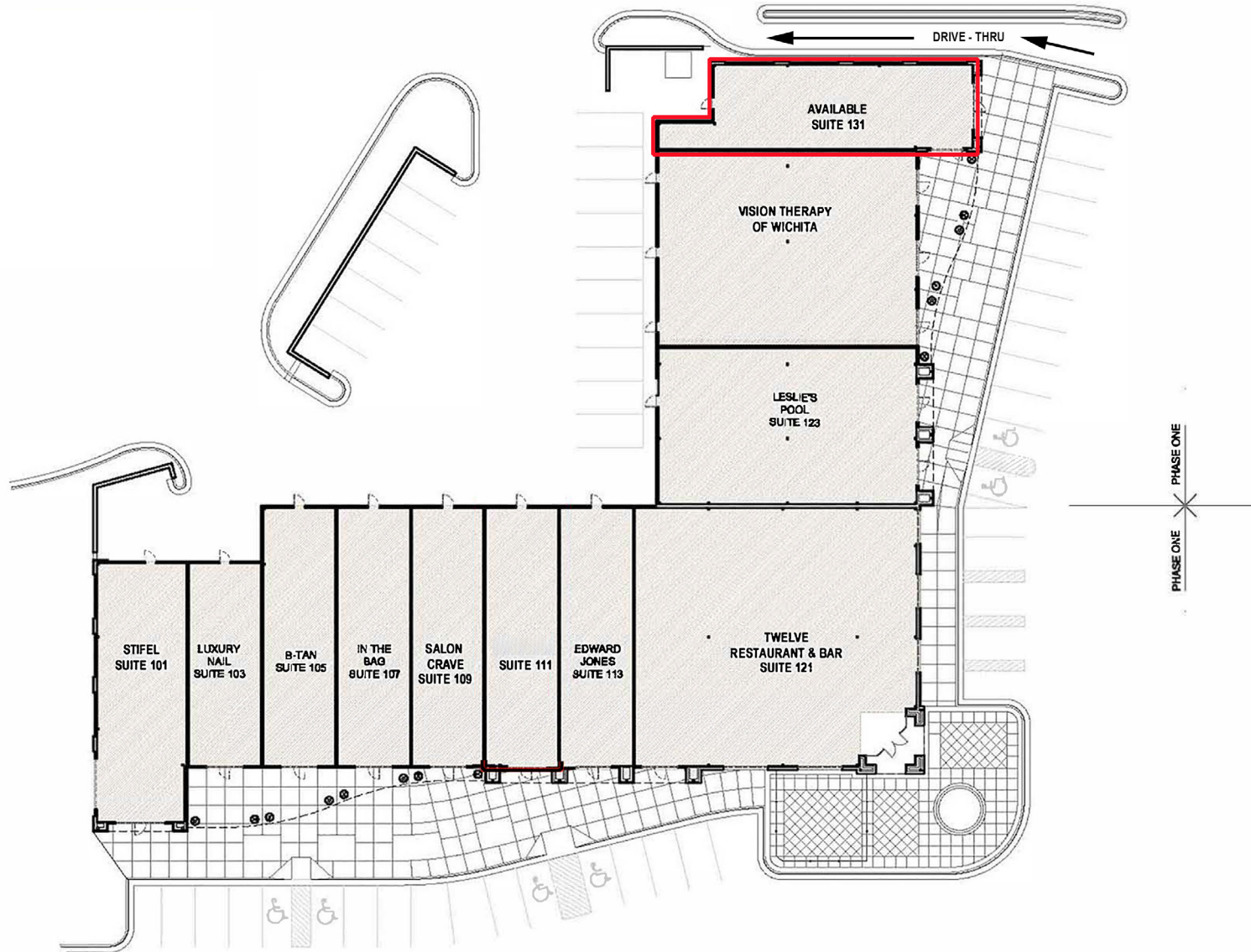
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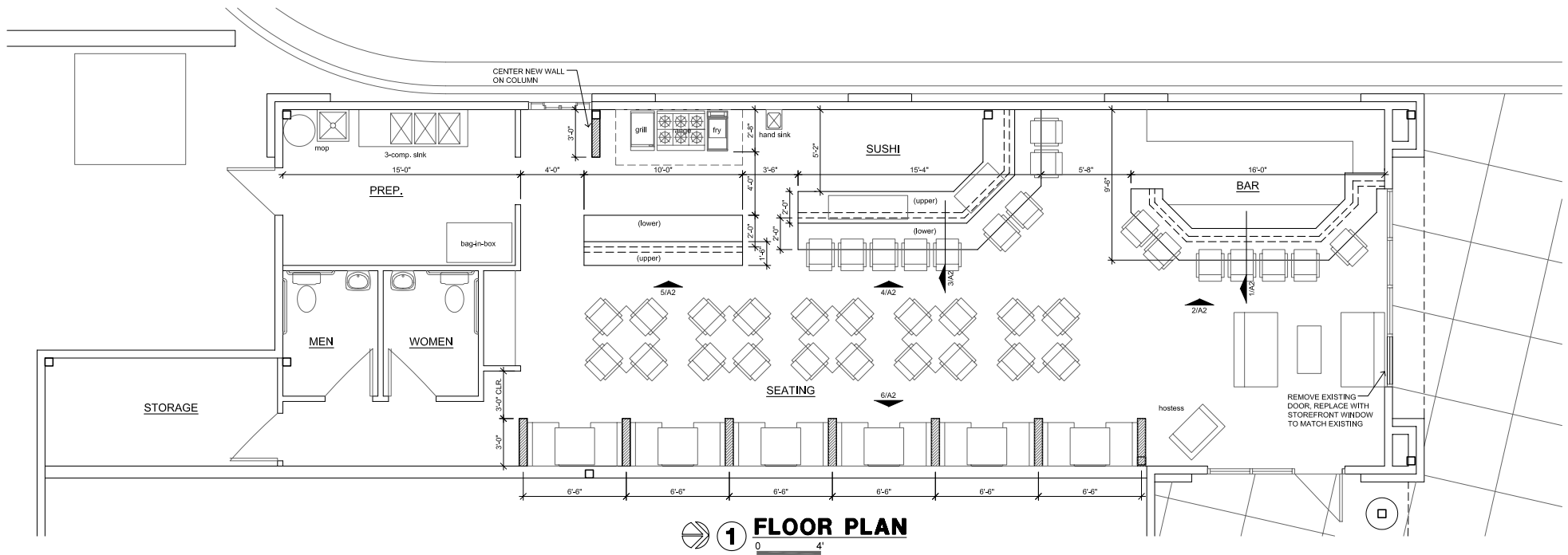
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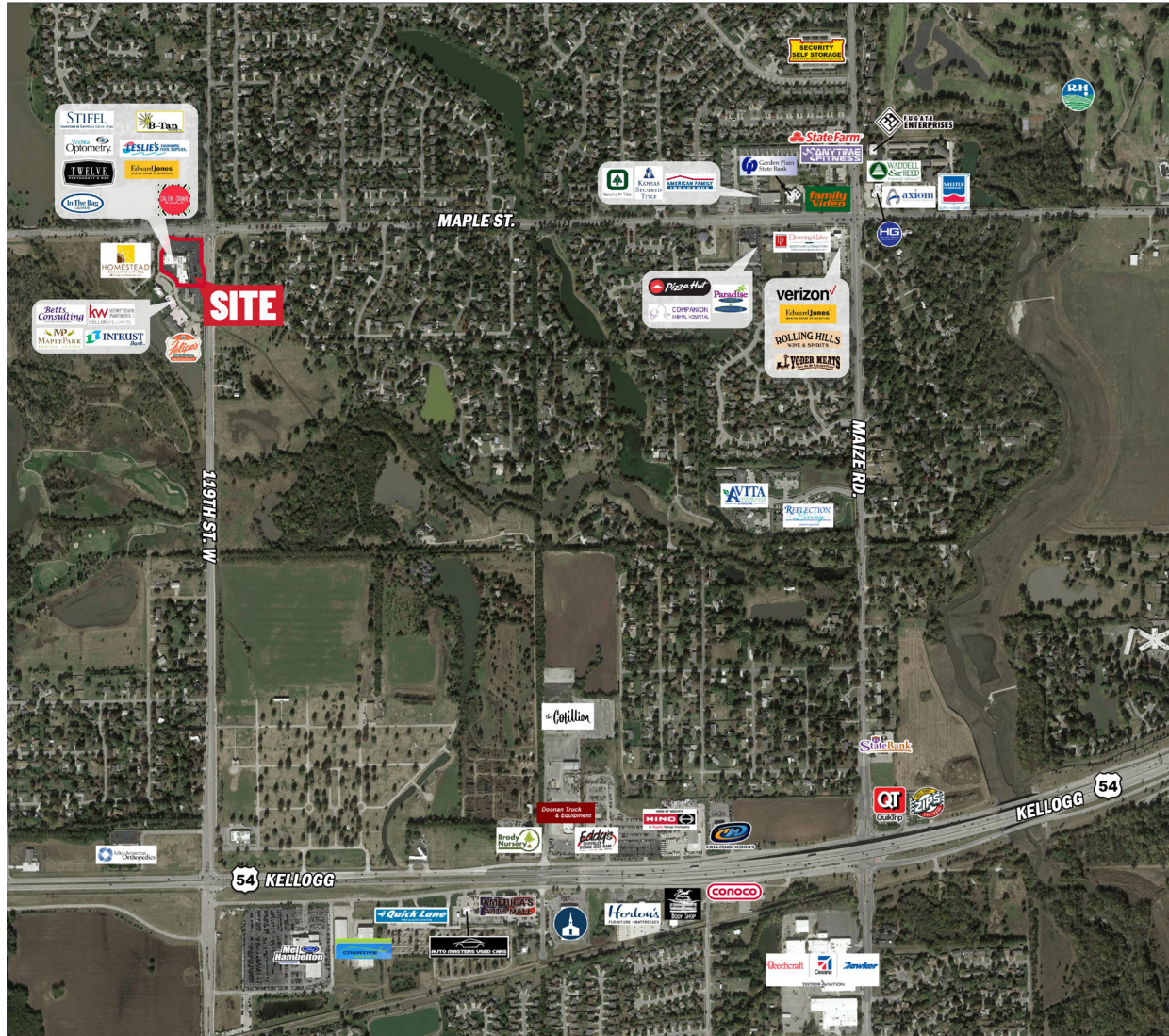
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