

3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,292 - 6,036 SF

Lease Rate: Negotiable

Building Size: 8,882 SF

PROPERTY OVERVIEW

Strong visibility on the southwest corner of W Central Ave and N Sheridan St with up to 7328 Sq Ft available



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

[ADDITIONAL PHOTOS](#)

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,292 - 6,036 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3305 W Central Ave	Available	6,036 SF	NNN	Negotiable	-
3305 W Central Ave	Marco's Pizza	1,554 SF	NNN	-	-
3305 W Central Ave	Available	1,292 SF	NNN	Negotiable	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



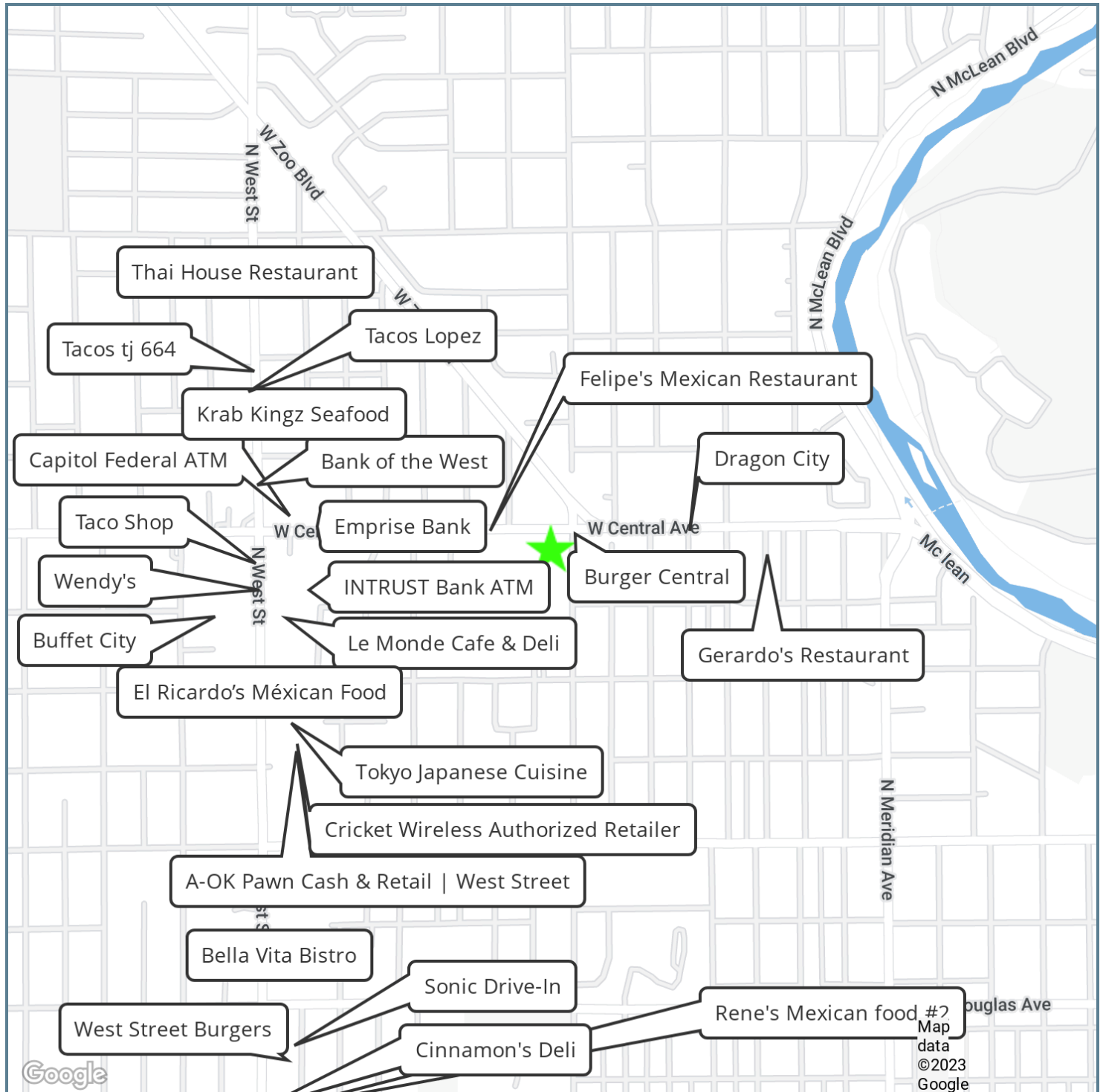
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

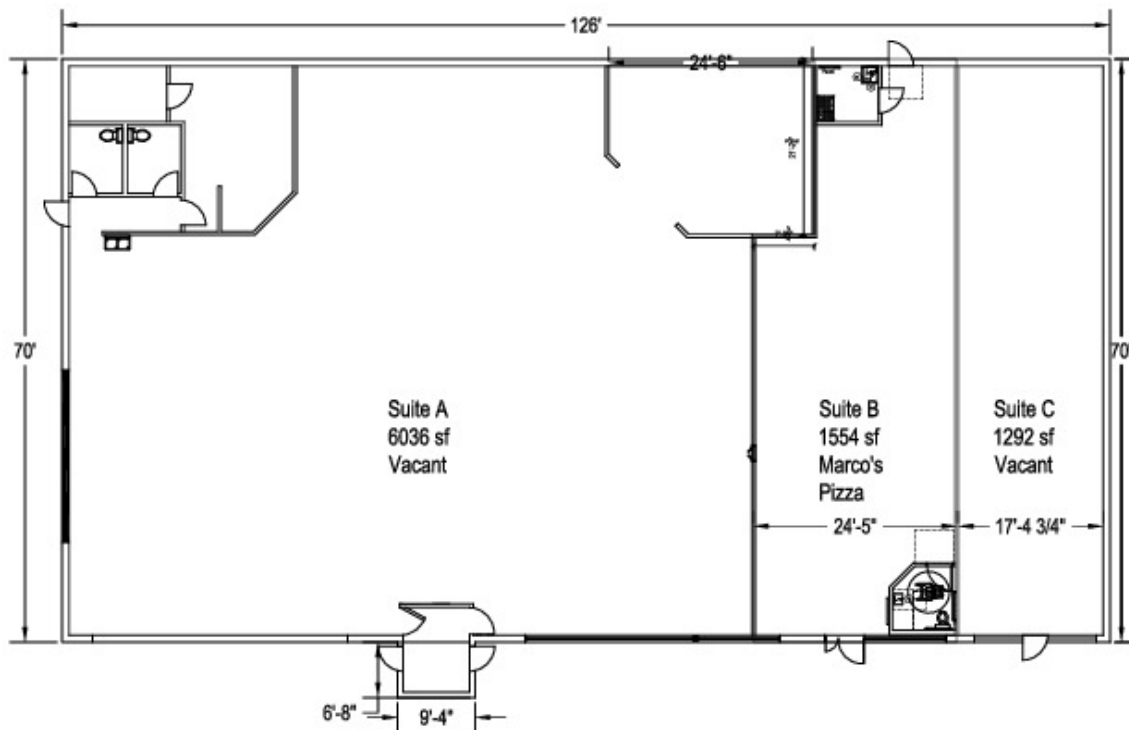
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

FLOOR PLANS



#504 Wichita, KS
3305 W. CENTRAL STE 101 WICHITA, KS 67203

Floor Plan

***EXISTING CONDITIONS: V.L.F.**

Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 12/28/2020
Drawn By: DD

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



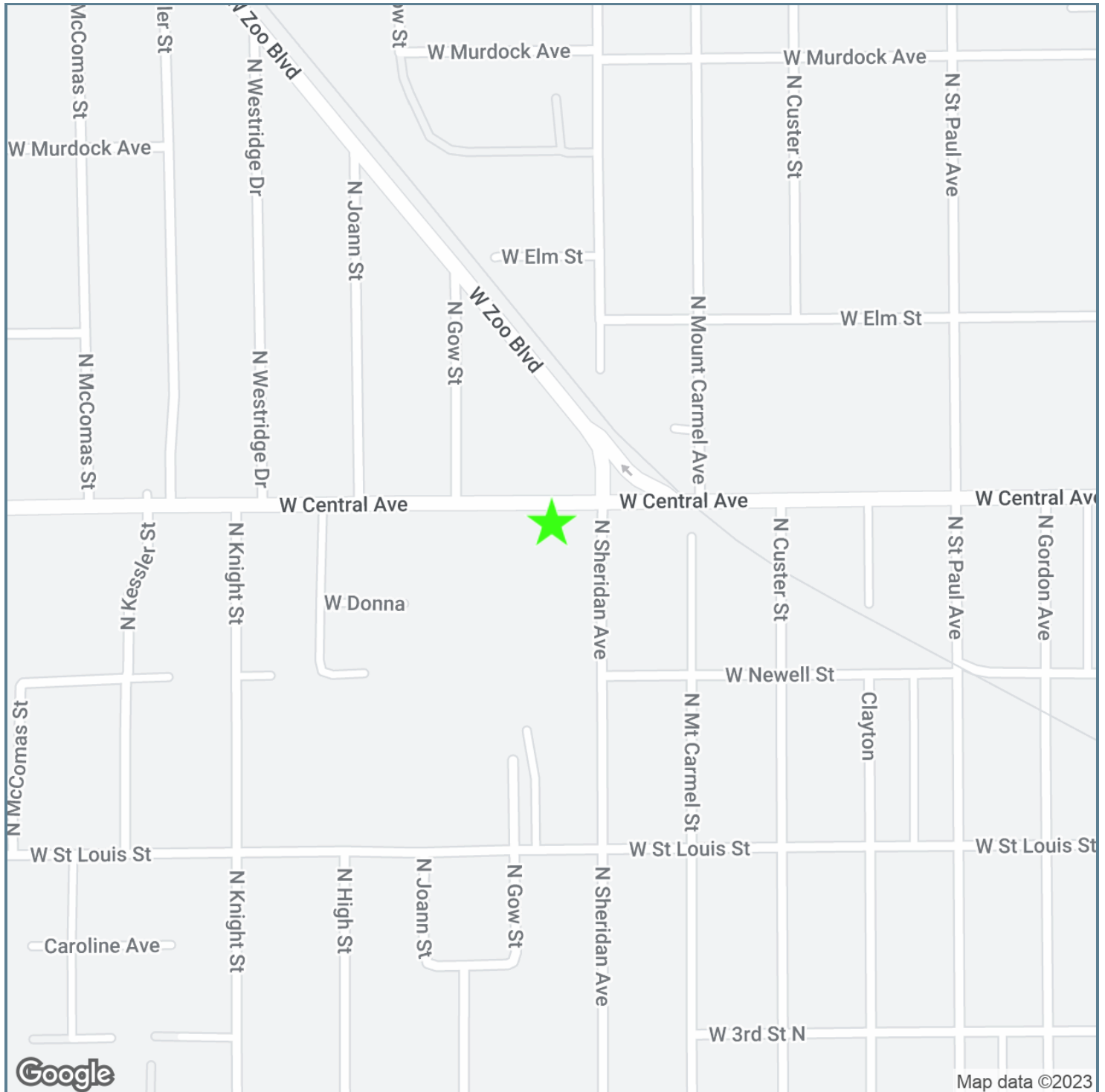
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

LOCATION MAPS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



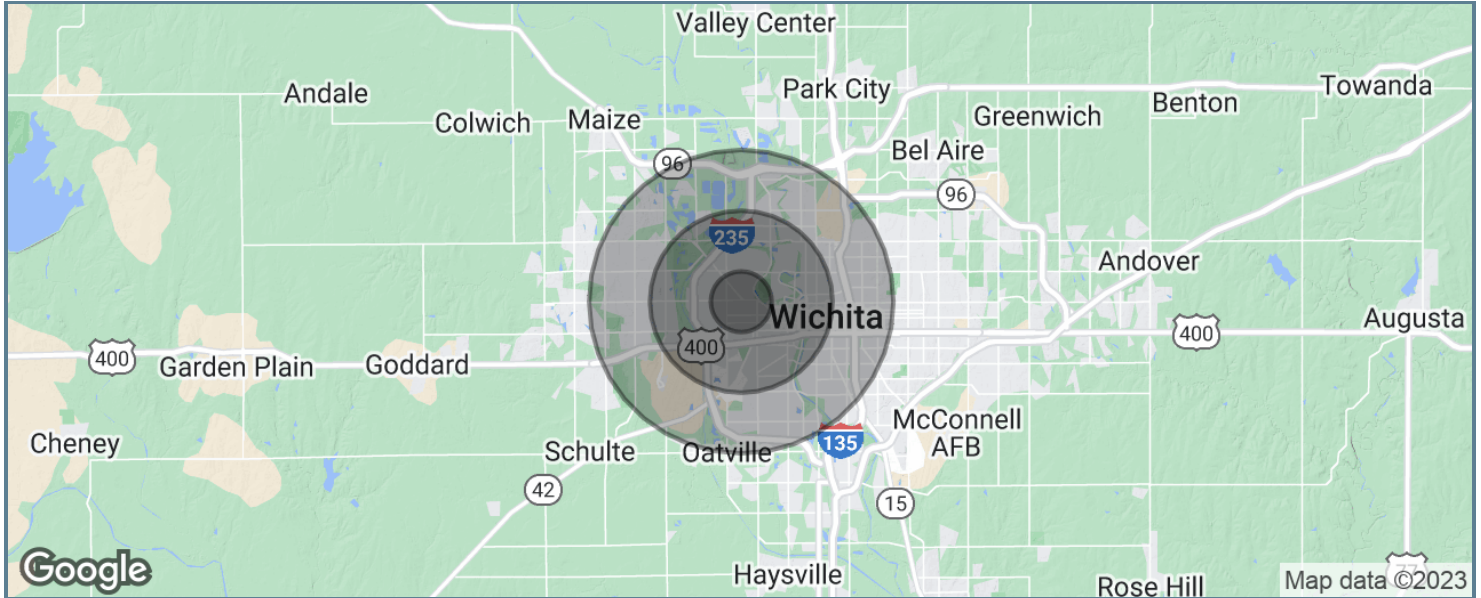
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,655	79,968	193,654
Median age	37.4	35.6	36.5
Median age (Male)	37.4	35.8	36.0
Median age (Female)	37.6	36.1	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,630	37,855	88,591
# of persons per HH	2.1	2.1	2.2
Average HH income	\$46,758	\$48,612	\$53,015
Average house value	\$101,123	\$103,197	\$110,946

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>