

3305 W. CENTRAL

3305 W. CENTRAL , WICHITA, KS 67203

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 3305 W. CENTRAL STE 101 in Wichita, KS. This well-managed retail or office space has strong visibility on the SW corner of W Central Ave & N Sheridan St with up to 7328 SF available for lease. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 8,832 SF building is located near the center of the Wichita business district and is ready for its next generation of retail. This property is a well-known retail staple of the Wichita community for years and offers landmark recognition & engaging signage. Give our team of Sedgwick County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business on the SW corner of W Central Ave & N Sheridan St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	1,292 - 6,036 SF
Building Size:	8,882 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,630	37,855	88,591
Total Population	11,655	79,968	193,654
Average HH Income	\$46,758	\$48,612	\$53,015

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
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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	-

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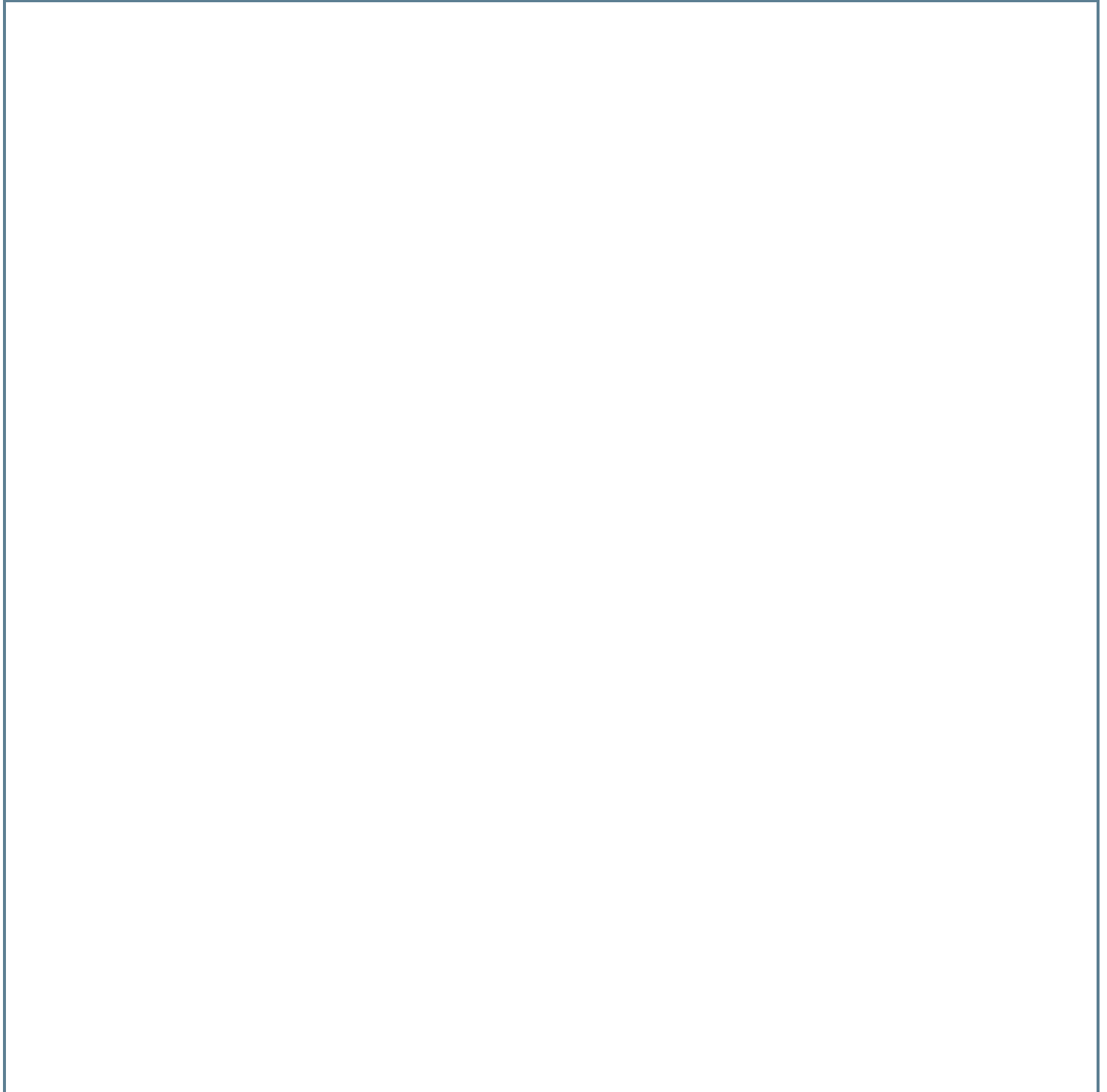
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RETAILER MAP



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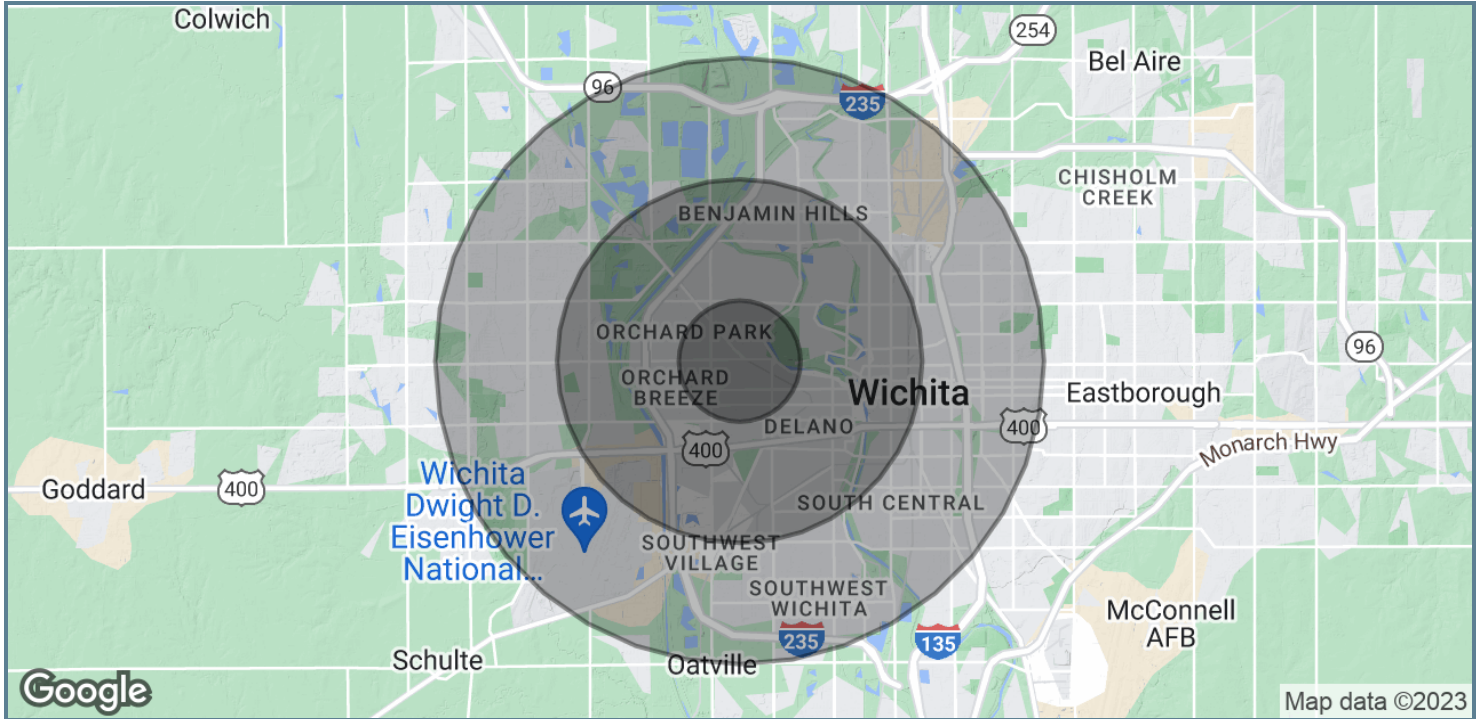
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,655	79,968	193,654
Average Age	37.4	35.6	36.5
Average Age (Male)	37.4	35.8	36.0
Average 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

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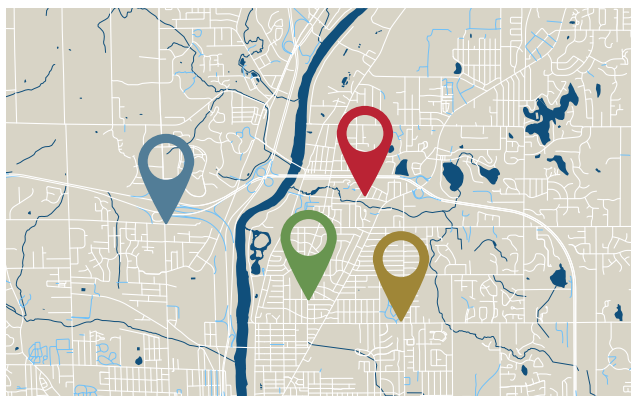


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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