

RETAIL SITE AVAILABLE

PRIME ARTERIAL STREET FRONTAGE IN WICHITA, KANSAS
STRATEGICALLY LOCATED OFF US-54



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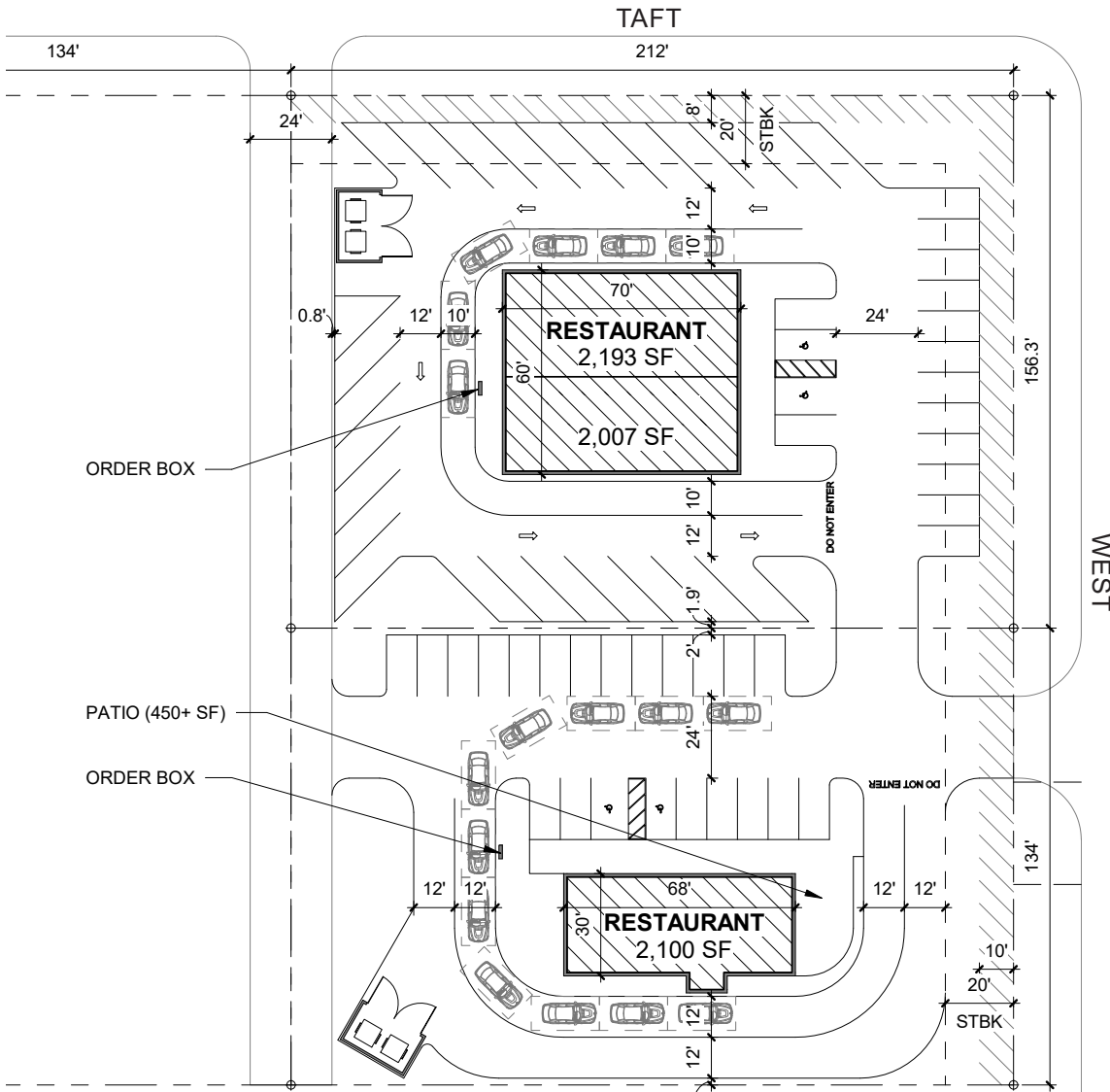
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EPIC CENTER 1400 | 301 N. Main Street | Wichita, KS 67202 | 316.440.8311

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PROPERTY ADDRESS:

511 S West Street
Wichita, KS 67213

LOT SIZE: 61,480 SF (1.41 AC)

ZONING: Light Industrial

Strategically located near the junction of US-54 and I-235 in Wichita, KS, this property features 290 feet of arterial street frontage. The property is located at the hard corner of a signalized intersection and is near several national restaurant and retail tenants, including Quiktrip, Starbucks, Verizon and Dunkin'. The traffic count at the intersection is 29,353 VPD, and just a 1/4 mile south, US-54 sees 89,000 VPD.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,890	74,563	199,284
Avg. HH Income	\$43,361	\$50,839	\$57,472
Median Age	33.4	35.0	35.3



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