

FOR LEASE
SWEETBRIAR OFFICE/RETAIL
2303 N. Amidon Ave, Wichita, KS



Lease Rate: \$6.50/SF, NNN | Estimated NNNs: TBD

Building Size: 29,520 SF

Available Space: 7,900 SF

Suite 2311 B: 1,750 SF

Suite 2311 C: 1,200 SF

Suite 2313 B: 2,500 SF

Suite 2317: 2,450 SF

Zoning: Limited Commercial

Parking: Ample

Construction: Brick

Year Built: 1966

Traffic Counts: Approximately 34,543 vehicles per day at Amidon & 21st.

2018 Taxes:

Generals: \$18,540.18

Specials: \$6.73

Highlights:

- Office/Retail space available for lease in the Sweetbriar Courtyard.
- Located at 21st and Amidon in close proximity to I-235 access.
- Nearby businesses include ALDI, McDonald's, Sutherlands, Dillon's, CVS, Little Caesars Pizza, Long John Silver's, Arby's and more.

Demographics	1 Mile	3 Miles	5 Miles
Population	13,246	66,425	174,265
Avg. HH Income	\$57,906	\$53,026	\$58,800
Median Age	37.5	35.6	34.5



For Information, Please Contact:

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AERIAL VIEW

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