



END CAP SPACE WITH DRIVE-THRU

FOR SUBLEASE 3801 N. RIDGE RD., WICHITA, KS 67205

LEASE RATE	CONTACT BROKER
ESTIMATED NETS	\$10.86/SF
AVAILABLE SF	2,150 SF
YEAR BUILT	2024
PARKING	Doorside
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- For sublease – current lease expires: 7/31/29.
- Drive-thru system installed.
- The property has a shared grease trap.
- High visibility in the rapidly expanding Ridge Road Corridor.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	7,934	35,822	111,698
 AVG. HH INCOME	\$120,309	\$107,620	\$85,018
 MEDIAN AGE	37.9	38.4	38.3
TRAFFIC COUNTS			
 37TH ST. & RIDGE RD.			27,428 VPD
HWY. K-96 & RIDGE RD.			20,054 VPD



Ben Gartner, SIOR, CCIM | (316) 292-3967 | bgartner@weigand.com

Weigand Real Estate – Commercial

Office: (316) 262-6400

Weigand.com

END CAP SPACE WITH DRIVE-THRU FOR SUBLEASE 3801 N. RIDGE RD., WICHITA, KS 67205

WEIGAND
COMMERCIAL

AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Ben Gartner, SIOR, CCIM | (316) 292-3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
Office: (316) 262-6400
Weigand.com