



**FOR SALE OR LEASE**

*Flex Space/Office Warehouse*

**4608 W. MAPLE ST.** *Wichita, Kansas | USA*

**ANDREA RAY**



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**TATE BRUMFIELD**



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(316) 573-3542

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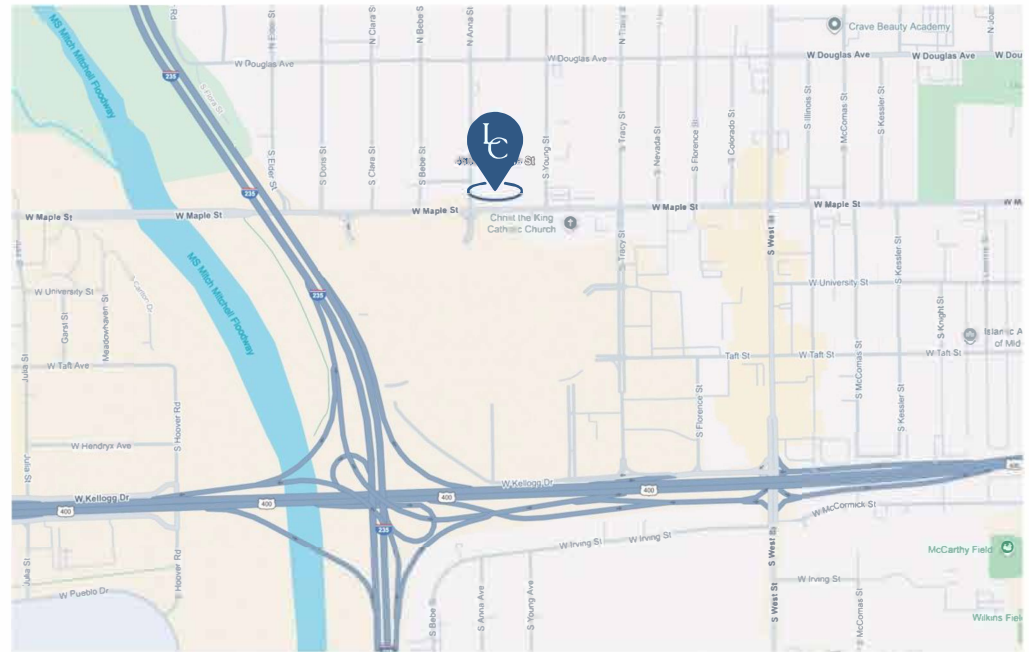
## 4608 W. MAPLE ST.

Wichita, Kansas | USA



## HIGHLIGHTS

- **SALE Price:** CONTACT BROKER
- **LEASE Rate:** \$10 PSF + NNN
- **Available SF:** 940-3,000 SF (Build to Suit)
- **Zoning:** LC
- **Taxes:** \$4,663.85
- **Year Built:** 1999 (New Construction in 2024)
- **Access:** Located west of Tracy St. on Maple with access to W. Kellogg.
- **Area Neighbors:** Maple Street Mini Mall, Petsmart, Chico's Restaurant, Spear's Restaurant, QuikTrip, Star Lumber and several other national chains.
- **Features:** Custom to tenant for demising wall. Installation completed for HVAC, concrete and plumbing for one bathroom. Overhead door 6.6'H X 11.8W



## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| <b>POPULATION</b> | 5,559    | 64,018   | 188,286  |
| <b>HOUSEHOLDS</b> | 2,442    | 28,138   | 76,824   |
| <b>AVG HHI</b>    | \$58,202 | \$61,047 | \$70,939 |

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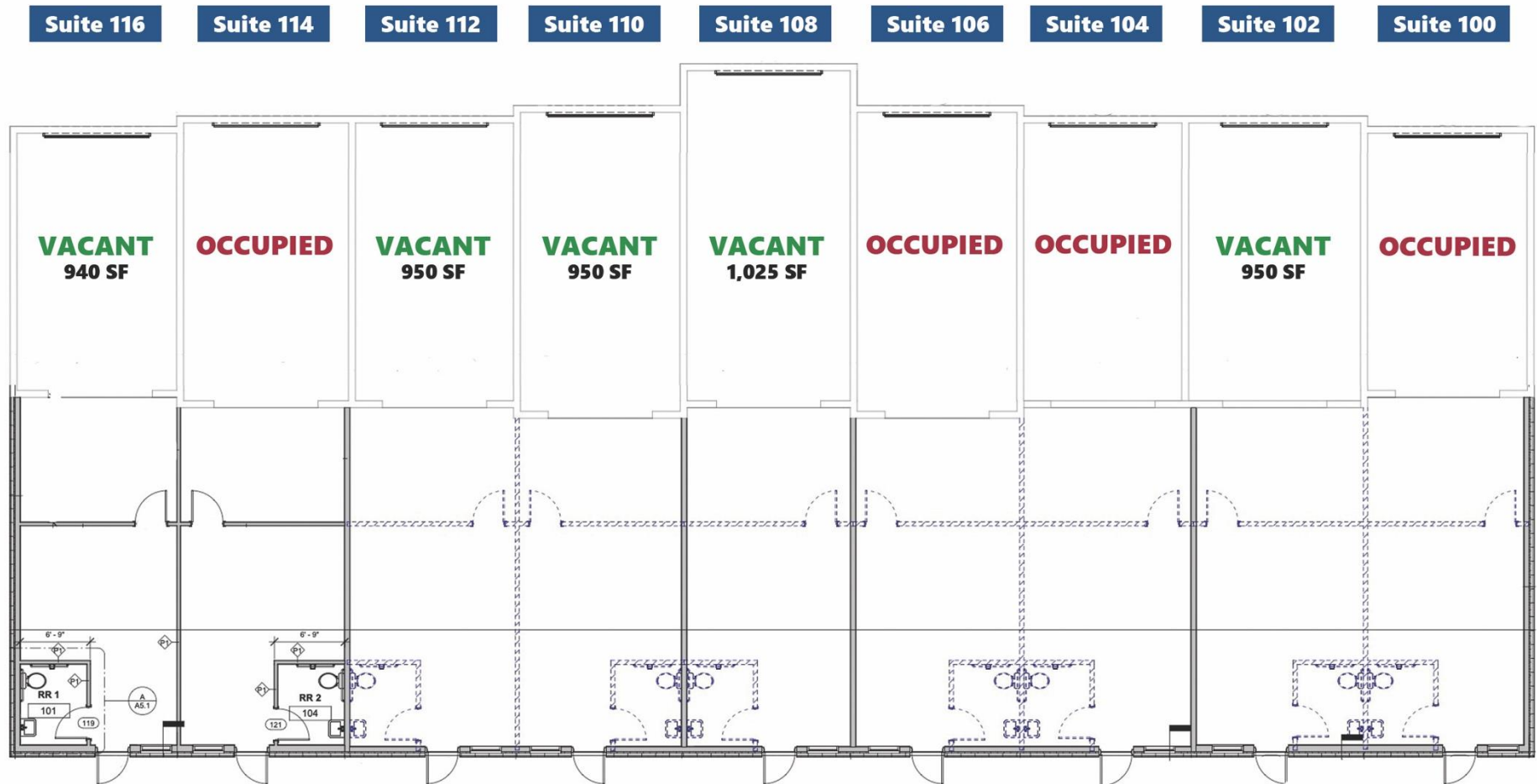
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# CONTACT THE EXPERTS

*Make your mark with* LANDMARK



## COMMERCIAL LISTING AGENTS



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