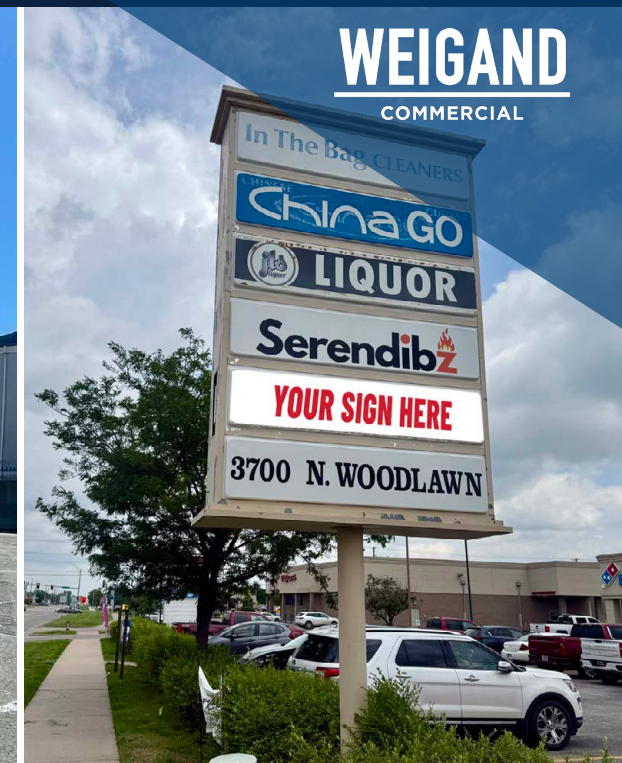




# RESTAURANT SPACE NEAR 37TH & WOODLAWN

FOR SUBLEASE 3700-3708 N. WOODLAWN BLVD., SUITE 106, WICHITA, KS 67220

|               |                    |
|---------------|--------------------|
| LEASE RATE    | \$13.00/SF, NNN    |
| BUILDING SIZE | 9,600± SF          |
| AVAILABLE SF  | 2,000± SF          |
| YEAR BUILT    | 2000               |
| PARKING       | 53 Spaces          |
| ZONING        | Limited Commercial |

## PROPERTY HIGHLIGHTS

- Turnkey restaurant opportunity with a commercial hood and grease trap.
- Rapidly growing area with multiple large residential developments under construction.
- Located across the street from Dillon's Marketplace, this space has strong visibility along Woodlawn and close proximity to K-96.
- Area businesses include:

*Walgreens*

*DOLLAR TREE*

*Pho Cuong*  
Vietnamese Noodle Soup

*O'Reilly*  
AUTO PARTS

*Pizza Hut*

*Dillon's*  
FOOD STORES

*Fidelity*  
BANK

*TACO BELL*

| DEMOGRAPHICS    | 1 MILE     | 3 MILES   | 5 MILES   |
|-----------------|------------|-----------|-----------|
| POPULATION      | 9,371      | 48,475    | 116,518   |
| AVG. HH INCOME  | \$102,590  | \$108,180 | \$110,668 |
| MEDIAN AGE      | 33.3       | 35.7      | 35.1      |
| TRAFFIC COUNTS  |            |           |           |
| 37TH & WOODLAWN | 20,311 VPD |           |           |



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Office: (316) 262-6400

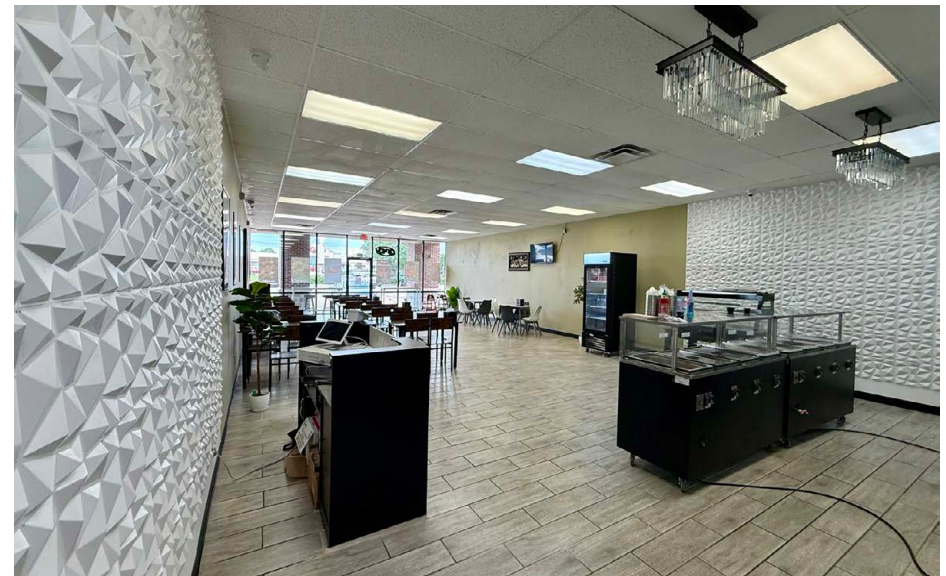
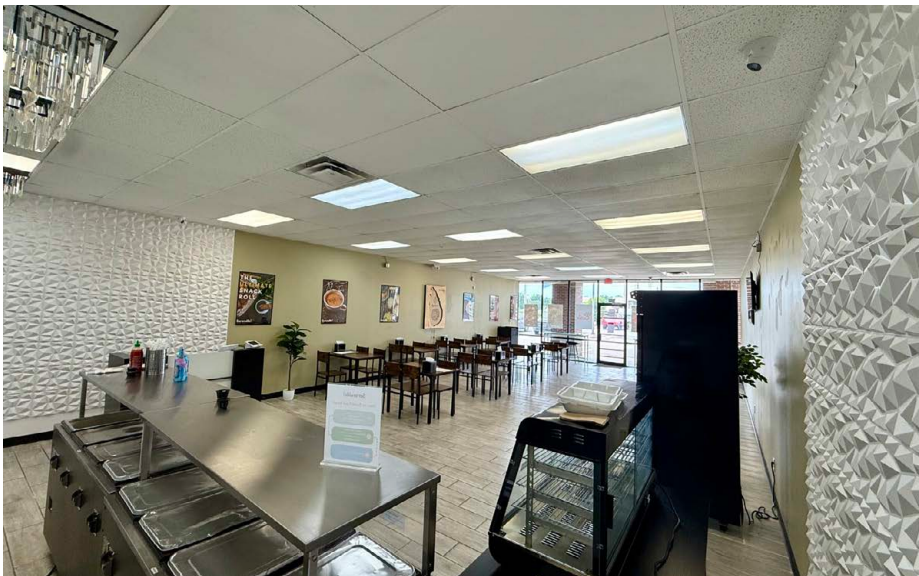
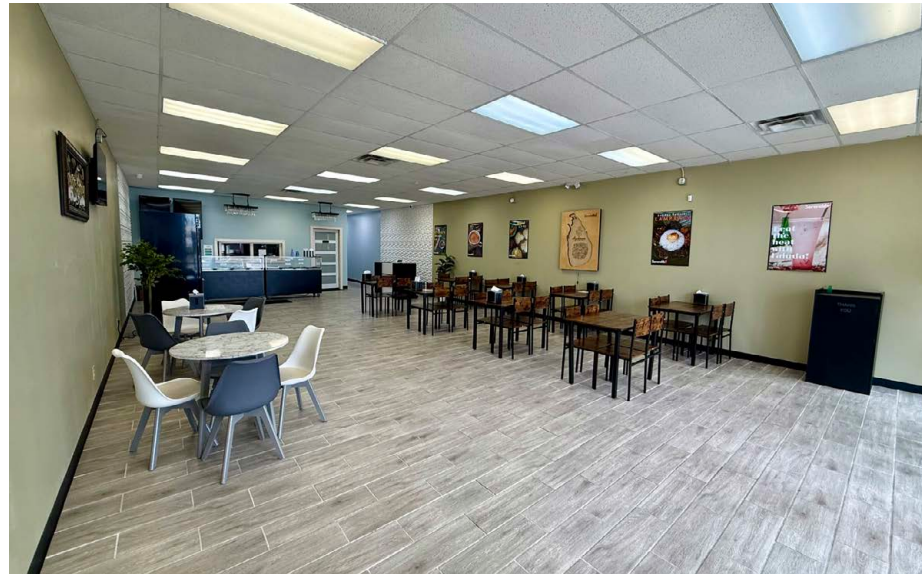
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## INTERIOR PHOTOS



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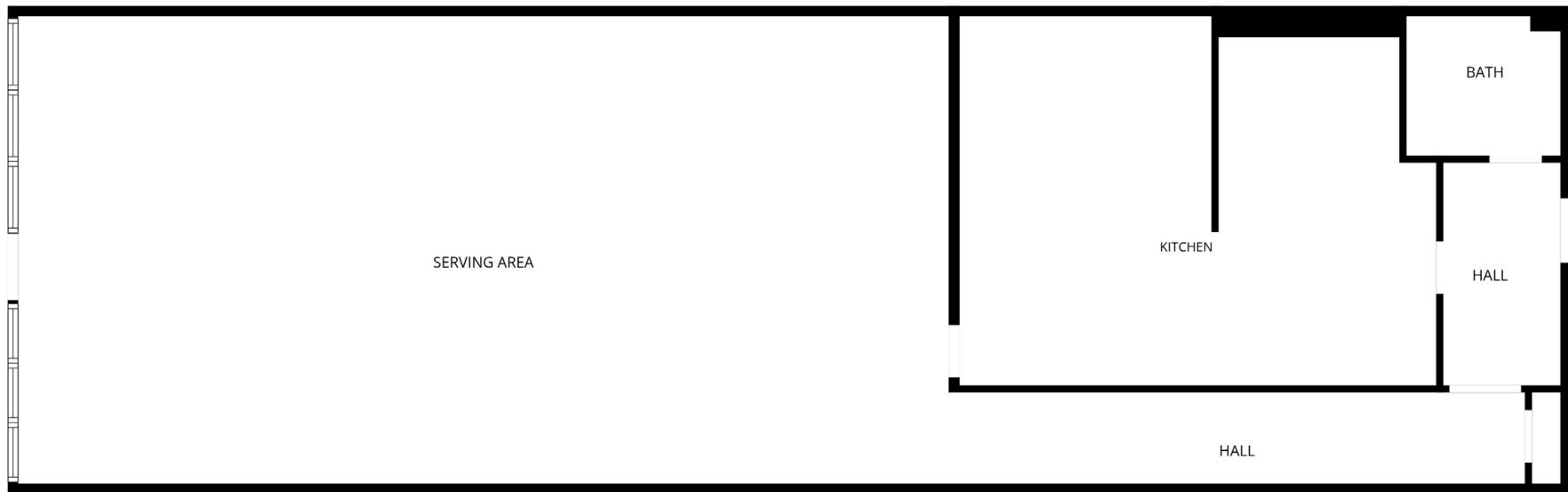
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## FLOOR PLAN



This floor plan is provided for illustrative purposes only and was generated using automated mobile scanning technology. All measurements, dimensions, and square footages are approximate.  
This depiction does not constitute an architectural drawing or a legal survey. Interested parties should conduct their own independent field verification.



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## 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.



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