

FOR LEASE

Reed's Pointe Wichita, Kansas



This prime piece of real estate containing 20 acres of vacant land is located at 143rd Street N and 21st Street E in northeast Wichita just west of Andover. There is a soaring intensity of homes along east 21st Street corridor, making northeast Wichita one of the fastest growing areas in the city. Along with the rapid growth, this area of northeast Wichita features the best income demographic in the city. With outstanding demographics and growth potential it is clear that this site is prime for commercial development to fill in the void for current and future residents.

This site also includes five (5) outparcels for sale. They range in size from 37,000 sq. ft. to 59,000 sq. ft.

Location: 143rd Street N and 21st Street E

Space Available: 1,400 sq.ft to 29,560 sq. ft.

Lease Rate: \$15.00 per sq. ft. NNN

Demographics: Est. Average Household Income
1 Mile = \$103,658 3 Miles = \$106,643 5 Miles = \$86,474

Signage: Pylon Signage is available

For More Information Contact:

Michael Monteferrante

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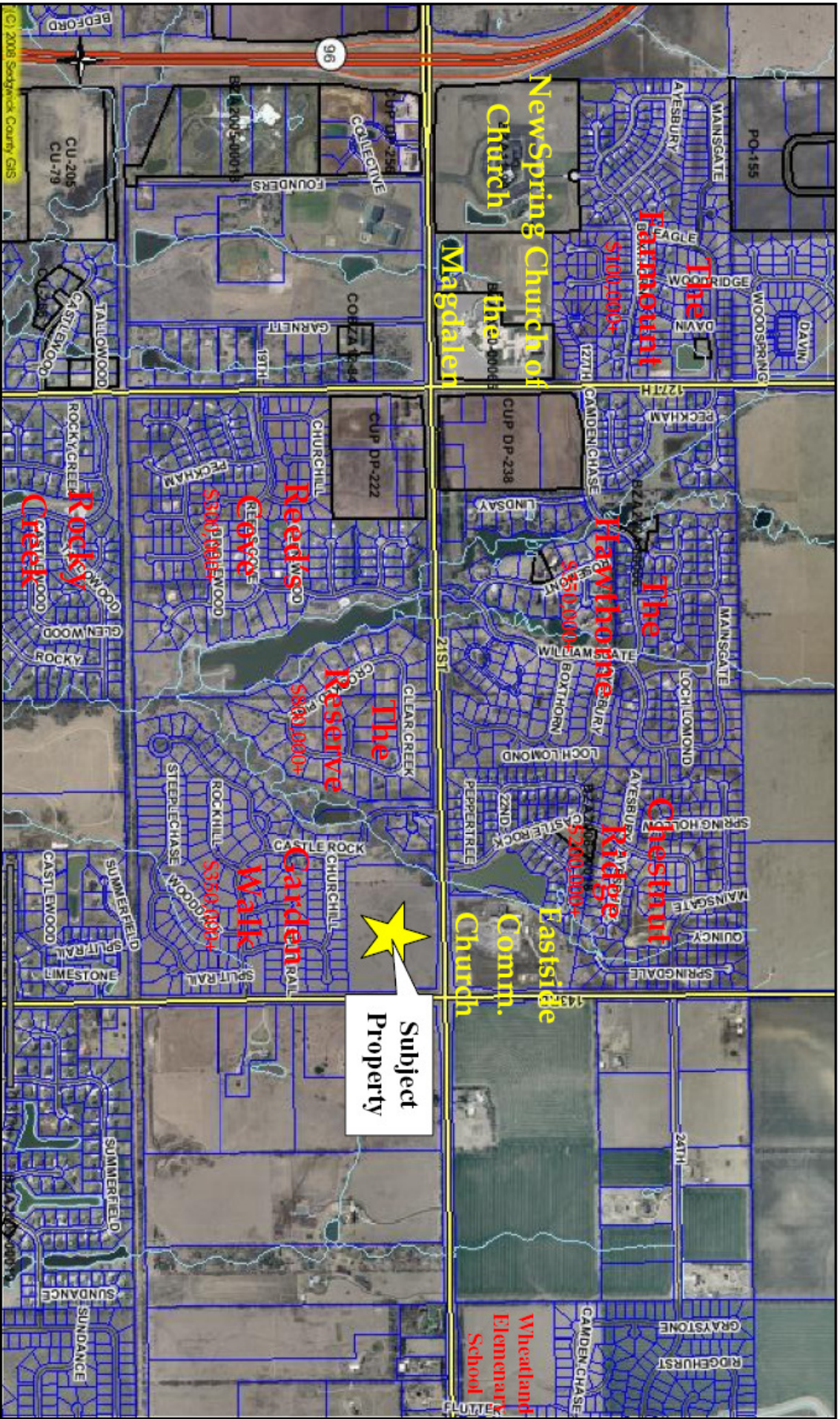
C: (316) 207-2751

michael@occmgmt.com

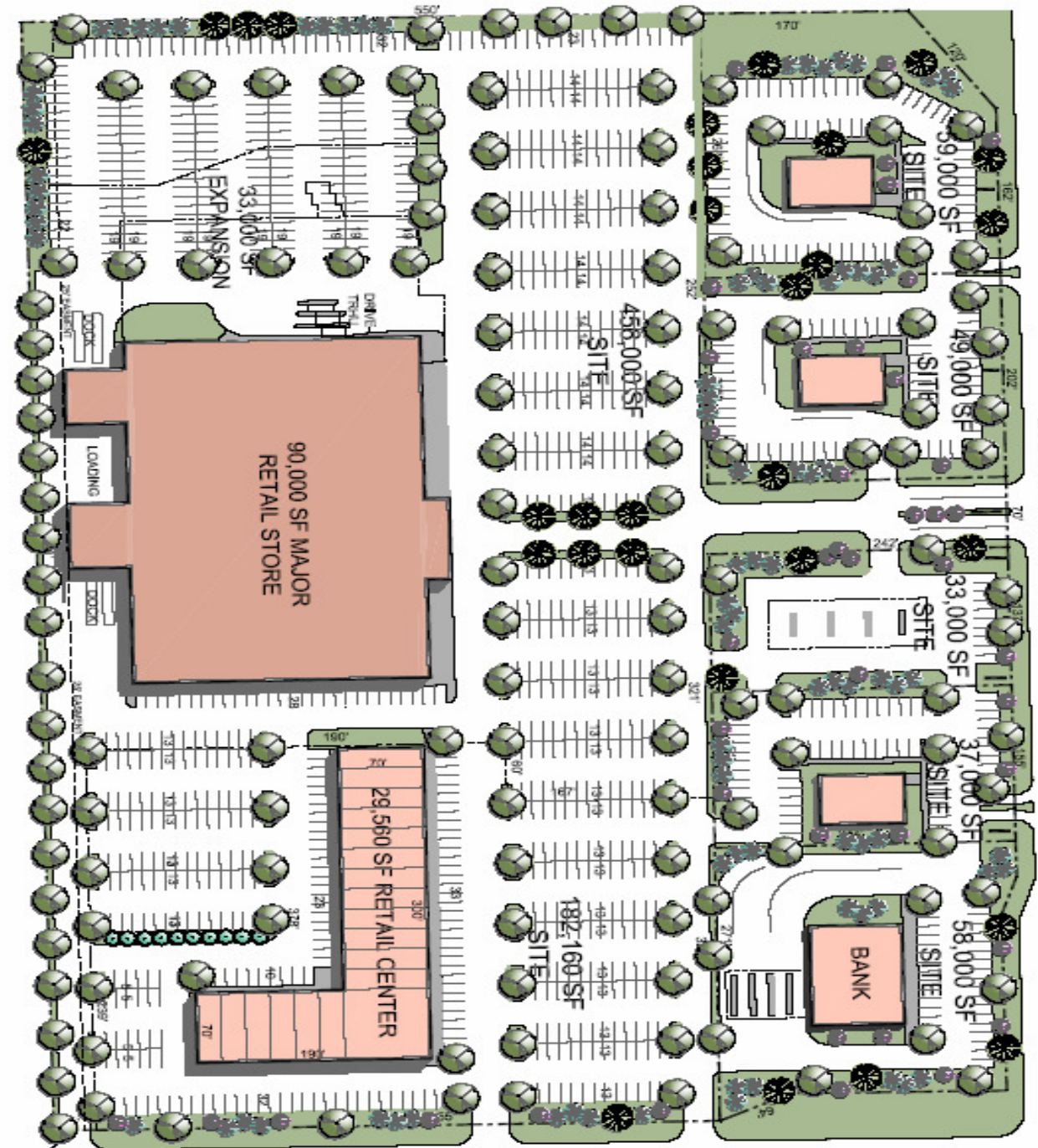
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Subject Property



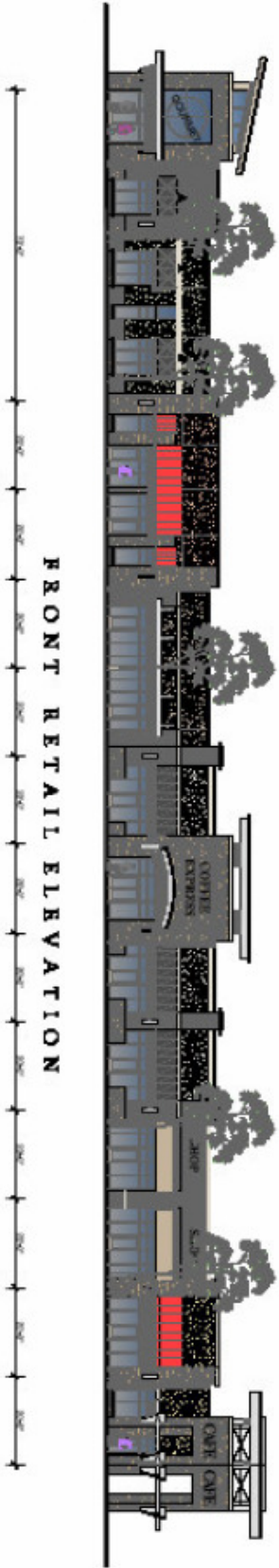
21ST STREET NORTH

143RD ST. EAST

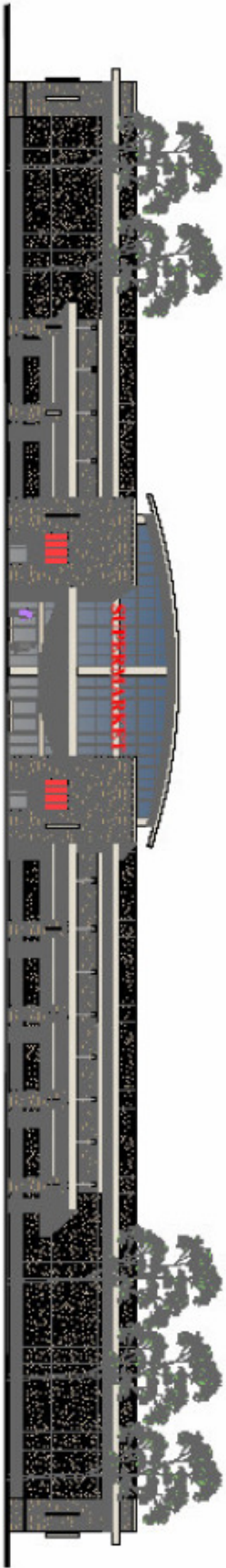
MAJOR RETAIL PARKING
 BLDG AREA 90,000 SF 123,000 SF
 PARKING 590 CARS 890 CARS
 PARKING RATIO 6.5 CARS / 1,000 SF 4.8 CARS / 1,000 SF

EAST RETAIL PARKING
 BLDG AREA 29,560 SF
 PARKING 326 CARS
 PARKING RATIO 11 CARS / 1,000 SF

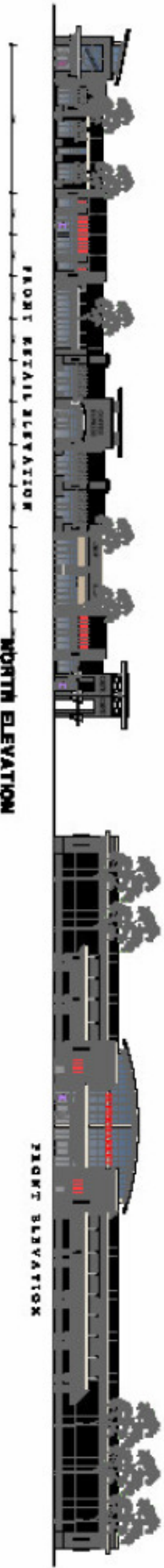




FRONT RETAIL ELEVATION



FRONT ELEVATION



FRONT RETAIL ELEVATION

NORTH ELEVATION

FRONT ELEVATION

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143RD & 21ST COMMERCIAL
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