

# FOR LEASE

Tyler Pointe Shopping Centre  
8641 W. 13th St. N. | Wichita, KS

## Northwest Wichita Location



For more information or to schedule a showing, contact

**NATE GEORGE** | [nathan@occmgmt.com](mailto:nathan@occmgmt.com) | O: 316-262-3331 | C: 316-347-4137

Occidental Management, LLC. | 8111 E. 32nd St. N., Suite 101 | [www.occmgmt.com](http://www.occmgmt.com)



## Strong Anchor Tenants



## Space Ready to Design

Are you looking for Class A space to occupy your new or already established business? Tyler Pointe Shopping Center in West Wichita is the perfect place! Northwest Wichita is well established and an area where neighborhoods continue to expand. 13th Street is heavily trafficked with a four-lane arterial that carries commuters easily between west and east Wichita.

Area neighbors include: Dillon's and Wesley Medical Center, along with retail and service providers.

## AVAILABLE SPACE

**Phase 1** | 28,683 SF / Avail: 12,610 SF

**Phase 2** | 60,000+ SF / Avail: 60,000+ SF

**Lease Rate** | Negotiable

**Lease Type** | NNN

**NNN Rate** | \$5.50 / SF

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Signage Available



## Showcase Your Business Here

Take your new or existing business to the next level when leasing at Tyler Pointe. This high-caliber shopping centre flaunts modern architectural design in the flourishing Northwest area of Wichita, Kansas.

### Location Demographics

	1 MILE	3 MILES	5 MILES
Local Population	12,640	74,728	136,235
Household Income	\$65,528	\$70,000	\$64,168
Median Age	39	39	38



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# AERIALS & MAPS

## Location Aerial



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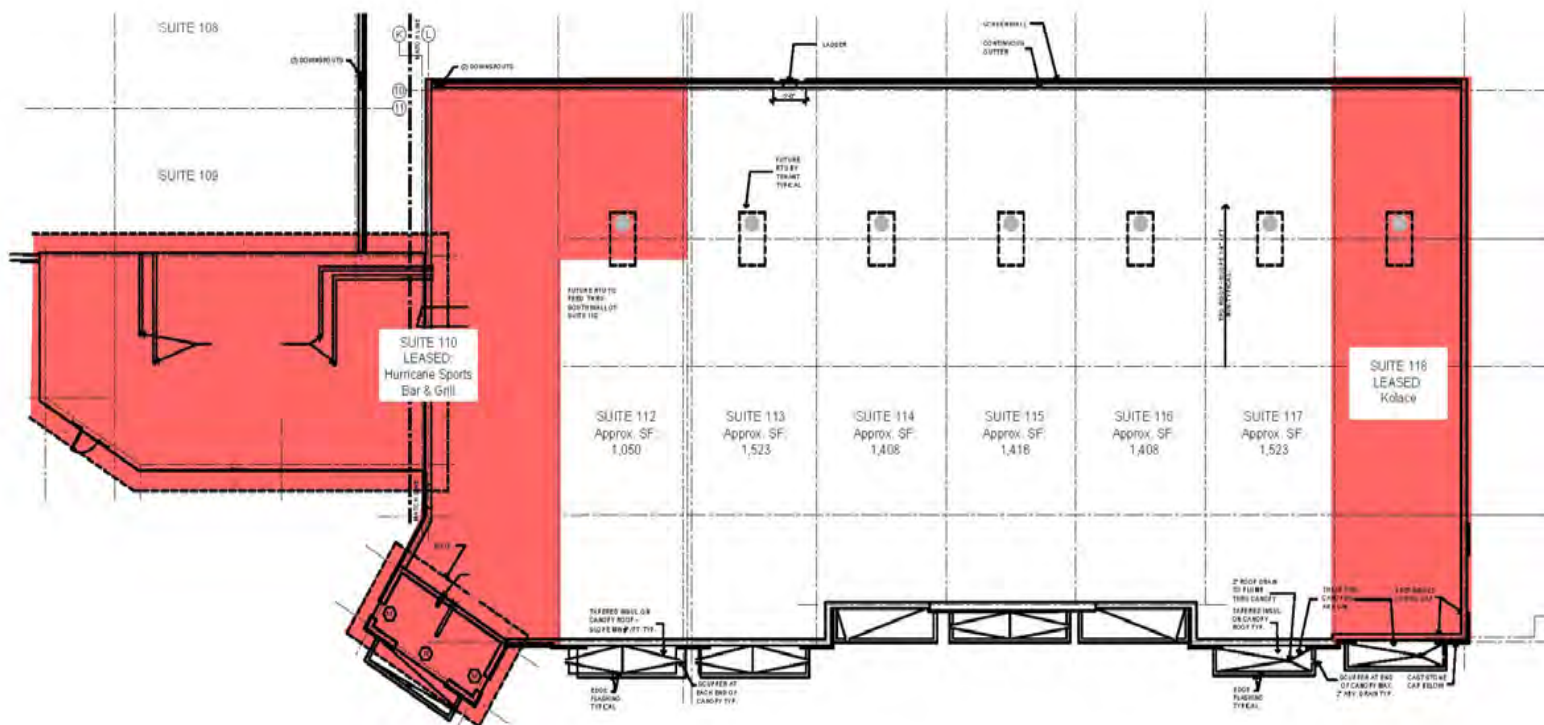






# FLOOR PLANS

## West-Facing Floor Plan



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