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## SPACE FOR LEASE Carriage Park Center



### ADDRESS

Near Central & Edgemoor (NE Corner)  
1 1/2 miles from Wesley Medical Center

### LEASE RATE

Base Rent: \$9.50 psf  
Taxes, Insurance & CAM \$3.29 psf (est.)

### VACANT SPACE

#### 625 BUILDING

Suite	Sq. Ft.	
100*	2,370	-- formerly Peel's Beauty
105*	4,104	
170	2,100	

\* may combine 100 & 105 for 6,474 sq. ft.

#### 650 BUILDING

Suite	Sq. Ft.	
50	4,800	-- endcap / showroom & warehouse with OHD
70	1,300	-- unfinished space
90	2,270	-- former salon & spa
100	4,200	-- former surgery center
113	2,100	-- Wichita Children's Theater
155	2,250	-- formerly Wells Fargo

### TRAFFIC COUNT

14,958 per day

### DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	12,238	97,730	198,171
Ave. HH Income	\$81,493	\$59,751	\$60,579

### COMMENTS

- Remodel costs could be amortized into the rent for qualified tenants
- Abundant front door parking
- Ideal for retail, office, medical, insurance, service
- Businesses include Thai Tradition, Via Christi Medical, Direct Buy, Toni D's, Purifan, The Hand Center, Sake Steakhouse



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