

WALMART SHADOW-ANCHORED RETAIL

2484 S BROADWAY, WICHITA, KS 67211

FOR LEASE



LEASE RATE: CONTACT BROKER

VACANT SF: 1,600 - 3,600 SF
SUITE NUMBER: #500
BUILDING SIZE SF: 8,000 SF
SITE SIZE: 1.49 Acres
YEAR BUILT: 2015
PARKING: Approx. 50 spaces
ZONING: Limited Commercial

PROPERTY HIGHLIGHTS

- End-cap retail space available for lease in South Wichita.
- Space will become available January 1st, 2026.
- Excellent visibility from Broadway with building and street signage available.
- Anchored by the busiest Walmart in Wichita.
- Area Neighbors include:



DOLLAR GENERAL



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,285	88,150	191,311
Avg. HH Income	\$53,844	\$59,935	\$64,712
Median Age	34.0	33.2	33.5



TRAFFIC COUNTS

Broadway & Pawnee 18,264 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Alex Ibarra, CCIM
Ben Suellentrop

| 316-833-1198

| 316-765-5145

| alexibarra@reecenichols.com

| bens@reecenichols.com

WALMART SHADOW-ANCHORED RETAIL FOR LEASE

2484 S BROADWAY SUITE 500, WICHITA, KS 67211

