

**For Lease**

**AUTO SALES APPROVED!**

**Stand-Alone Retail**  
2010 S. Broadway, Wichita, KS

**PROPERTY INFORMATION**

Space Available  
**3,540 SF**

Lease Rate  
**\$10.00/SF**

Lease Type  
**NNN**



**CONTACT INFORMATION**

**Carl Hebert, CCIM**  
(316) 618-1100  
cjhebert@insitere.com

**Jake Ramstack**  
(316) 618-1100  
jake@insitere.com

**InSite Real Estate Group**  
608 W. Douglas, Suite 106  
Wichita, KS 67203

**PROPERTY FEATURES**

- Large Lot/Adequate Parking
- Desirable Hard Corner Location
- High Population Density
- Established Automotive Trade Area
- Highly Visible

**\*Convenient Store Use Restriction\***

**TRAFFIC COUNTS**

Mt. Vernon & Broadway 31,336 VPD

**POTENTIAL USES**

**Pawn Shop**

*Staffing Agency*

*Service Providers*

*Multi-Tenant*

*Cell Phone Provider*

*Credit Union*

*Non-Profit*

*Thrift Store*

**Payday Lending**

*Government Services*

*Retail*

*Battery Store*

*Chiropractor*

*Veterinarian*

*Sit Down Restaurant*

*Car Lot*



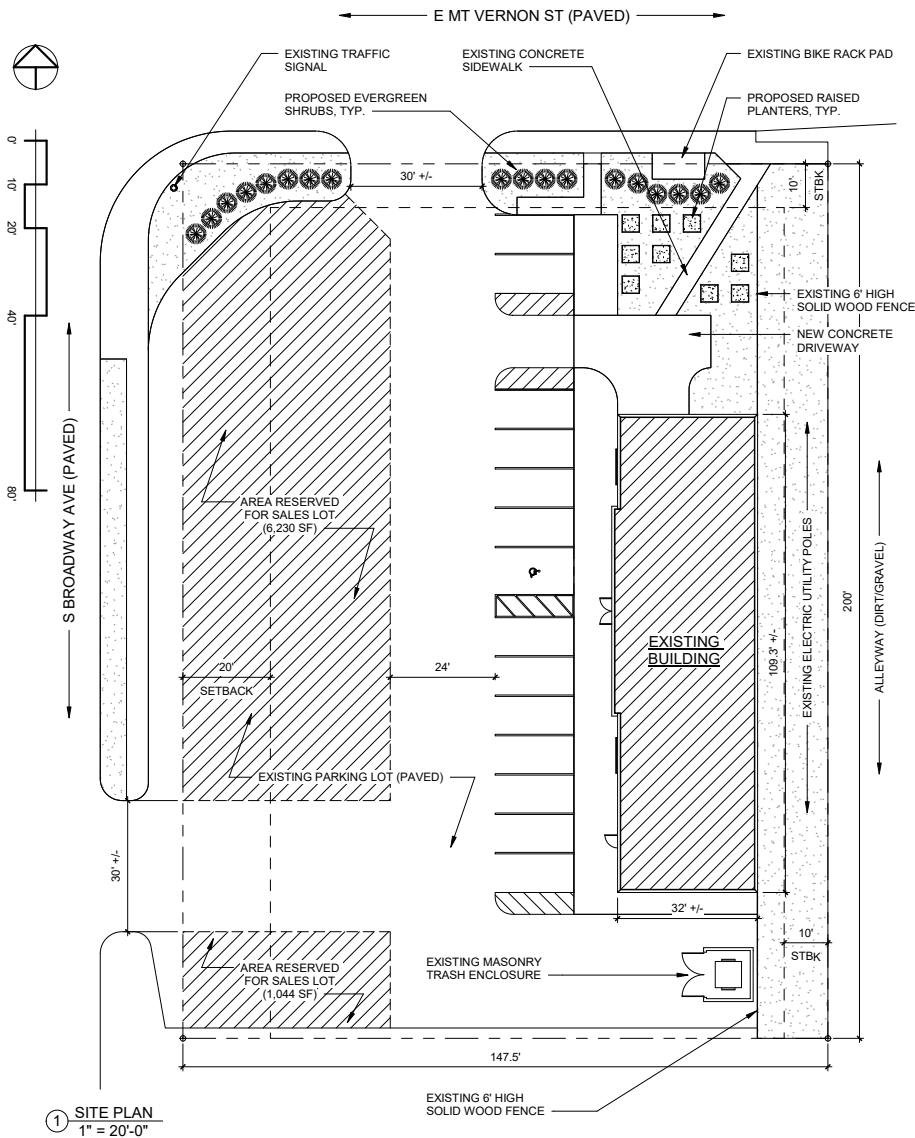
**InSite**  
Real • Estate • Group

# For Lease

## AUTO SALES APPROVED!

# Stand-Alone Retail

2010 S. Broadway, Wichita, KS



### AREA BUSINESSES

- |                 |                    |                     |                |                    |
|-----------------|--------------------|---------------------|----------------|--------------------|
| Walmart         | Walgreens          | Commerce Bank       | Boost Mobile   | Advance Auto Parts |
| Bank of America | A-OK Pawn Shop     | GameStop            | Taco Shop      | Pizza Hut          |
| McDonald's      | Payless ShoeSource | Sally Beauty Supply | Dollar General | AND MANY MORE!     |

