

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

WICHITA FALLS, TX 76308 | 3712 CALL FIELD ROAD | NEC CALL FIELD ROAD AND LAWRENCE ROAD | #115



- Across the street from "The Regional Mall" "Sikes Senter Mall"
- One of the most prominent locations in the market
- Surrounded by national retail

## DEMOGRAPHICS:

	5 MILE	10 MILE	15 MILE	25 MILE
2018 Population	87,964	120,276	132,452	152,145
2018 Daytime Population	99,997	140,053	148,998	167,532
2018 Average HH Income	\$63,484	\$63,081	\$63,853	\$63,278
2018 Median HH Income	\$45,650	\$47,118	\$48,245	\$47,919

## TRAFFIC COUNTS:

Kemp Boulevard: 25,579 VPD  
Call Field Road: 15,938 VPD

AVAILABLE SF: 24,108 SF

FRONTAGE: 102'-5"

ZONING: C-"COMMERCIAL"

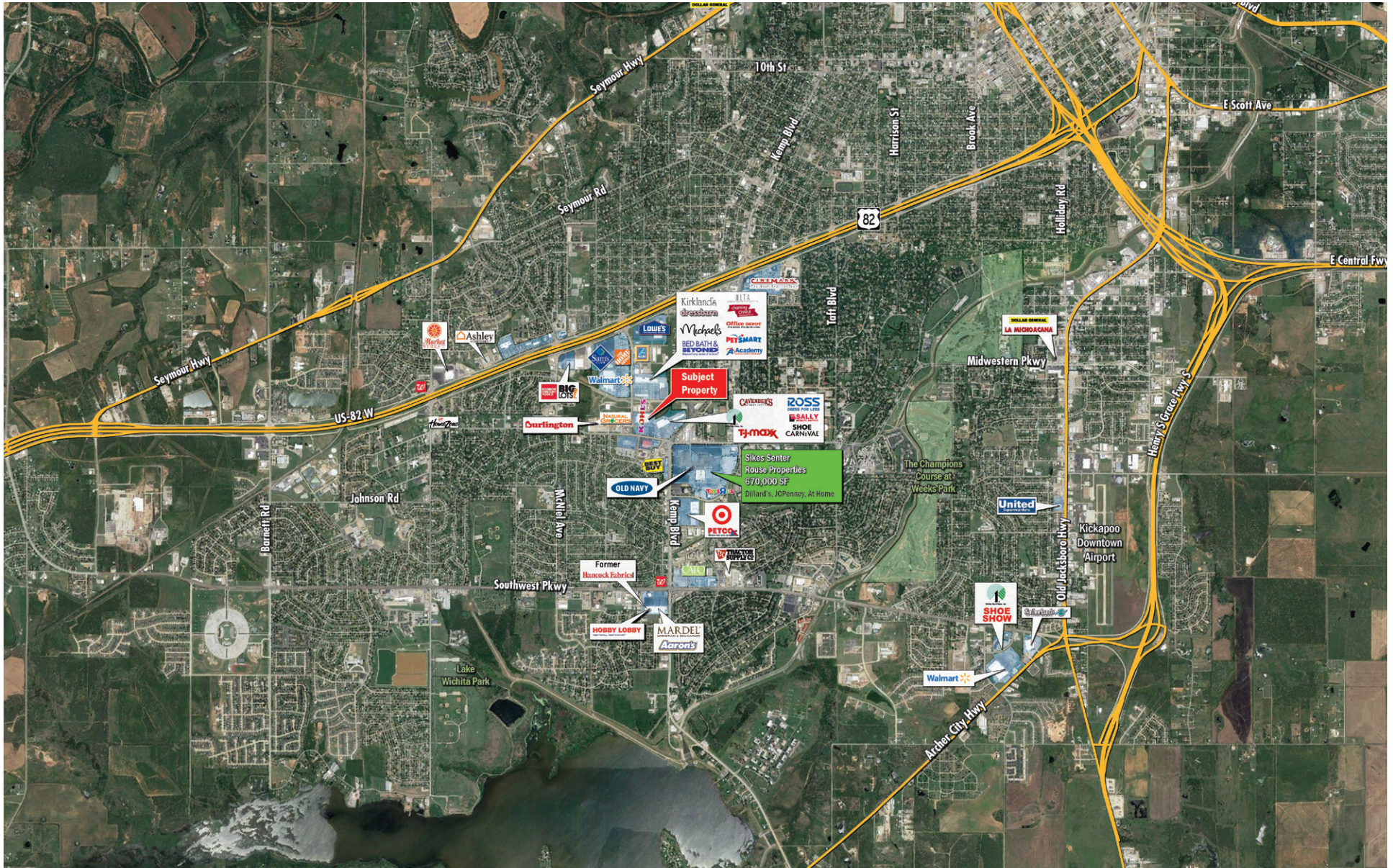
LEASE RATES: CALL FOR DETAILS

## MAJOR ANCHORS:



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THE **retail** CONNECTION

**STEVE GREENBERG**  
214.572.0777  
sgreenberg@theretailconnection.net

**SUSAN RIDLEY**  
214.572.0777  
sridley@theretailconnection.net

**CHAINLINKS**  
RETAIL ADVISORS  
**Stan Johnson Co.**

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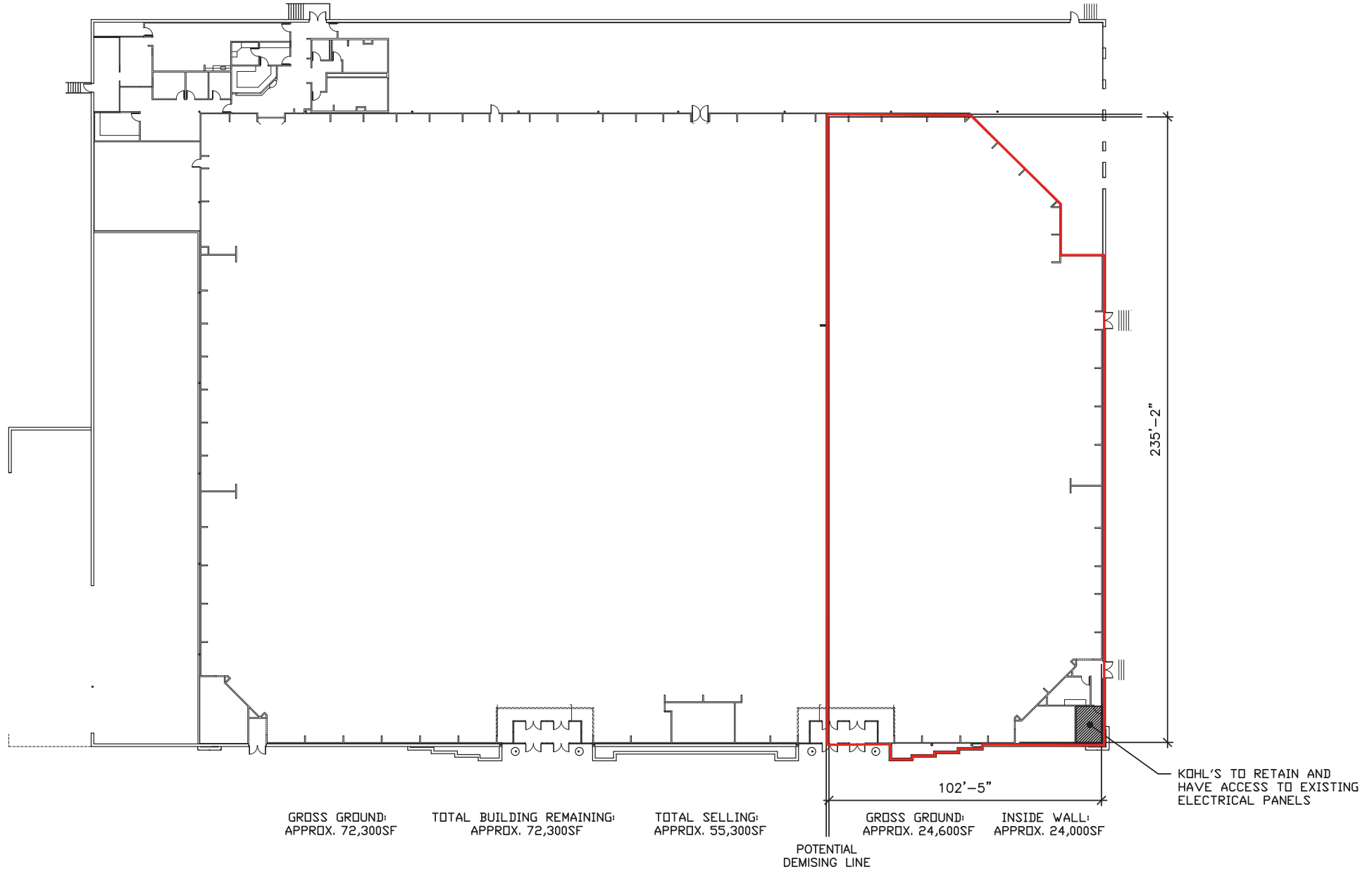
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EQUAL HOUSING  
OPPORTUNITY

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- INFORMATION AVAILABLE AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV) | ABS 1-0