



LANDMARK
COMMERCIAL

SHOPS AT TALLGRASS FOR LEASE

8336-8340 E 21ST ST N, WICHITA, KS, 67206

www.landmarkrealestate.net | 156 North Emporia Ave, Wichita, KS 67202

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

OFFERING SUMMARY

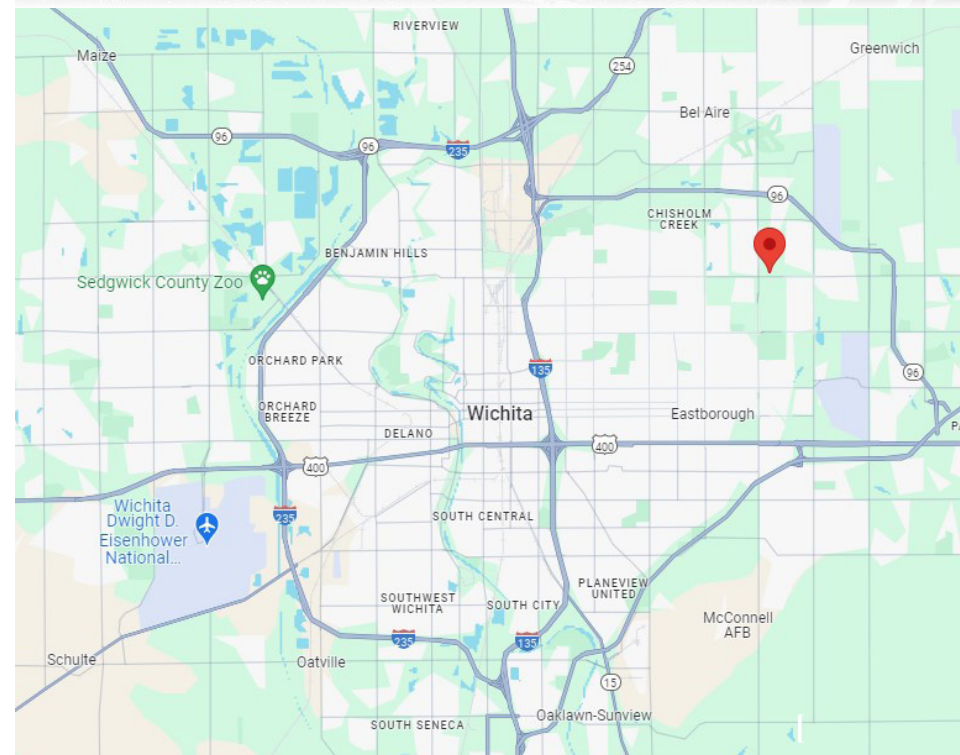
SPACE AVAILABLE	LEASE RATE	SPACE SIZE
8338 E 21st St., Ste. 311	\$14.00 SF/yr	1,322 SF
8336 E 21st St., Ste. 800	\$14.00 SF/yr	1,308 SF
8338 E 21st St., Ste. 305	\$12.00 SF/yr	5,527 SF

PROPERTY HIGHLIGHTS

- Located east of Rock Road on 21st St. N
- 2023 NNN Estimate \$8.25 PSF
- Suite 305 was an open space workout facility with two ADA bathrooms with showers. Prime space for several uses like a furniture store or kids play center.
- Traffic Count: 43,326 VPD at 21st & Rock
- Neighbors to large retail boxes such as Dillion's, Trader Joe's, Best Buy, and Bradley Fair Development which includes the Pottery Barn and Barns & Noble, all who create retail synergy!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,759	57,155	148,333
Households	3,810	23,992	60,770
Avg HH Income	\$111,290	\$116,705	\$101,653



SITE PLAN



SHOPS AT TALLGRASS

Address	Suite	Tenant	Square Feet
8336 E. 21st St.	100	Hot Asana Yoga Studio	3,542
8340 E. 21st St.	200	Uptown Cheapskate	5,110
8336 E. 21st St.	300	Blue Chip Spine & Sports	1,400
8338 E. 21st St.	301	Smallcakes Cupcakery	1,363
8338 E. 21st St.	303	IV Nutrition	3,000
8338 E. 21st St.	305	VACANT	5,527
8338 E. 21st St.	307	OneMain Financial Group	2,240
8338 E. 21st St.	309	Milan Laser	1,400
8338 E. 21st St.	311	VACANT	1,322
8338 E. 21st St.	312	Mathnasium	1,984
8336 E. 21st St.	400	Emily's A Salon	1,400
8336 E. 21st St.	500	Backyard Nature Center	1,840
8340 E. 21st St.	600	Main Street Co & Kitchen Corner	4,436
8336 E. 21st St.	600	Snick's Cat Cafe	3,400
8336 E. 21st St.	800	VACANT	1,308
8340 E. 21st St.	800	Tips & Toes Shops	1,820
8340 E. 21st St.	900	Hearing Group	2,529
8336 E. 21st St.	1000	Irvin Jacks Mens Barber Spa	1,895

DRONE VIEW





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REAL ESTATE

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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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