

Retail For Lease

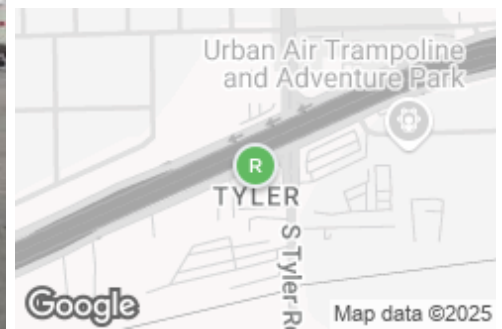
Kellogg & Tyler Retail For Lease

8909 W. Kellogg Dr, Wichita, KS, 67209

Retail: Strip Center For Lease

Prepared on February 03, 2025

1 of 1 Listings



Listing Details | Retail For Lease

Suite	109
Secondary Uses	Office
Sublease	No
Total Available Space	1,800 SF
Min Div/Max Contig	Not present/1,800 SF
Asking Rate	\$11.50 Annual/SF
Monthly Rate	\$1,725
Lease Type	NNN
Expenses	\$4.50 (NNN)
Lease Terms	2 Years or Longer
Signage	Free-Standing

Show Instructions	Call broker
Divisible	Not present
Vacant	No
Vacant Date	3/01/2025
Available Date	3/01/2025
Date Listed	2/03/2025
Last Modified	2/03/2025
Listing ID	27988321
Offices	1
Restrooms	1
Parking Spaces	-

Description

Inline retail suite with 1,800sf that is suitable for many uses at the hard corner of Kellogg & Tyler. Open plan with good finish that has one office, show room with laminate & carpeted flooring and storage area with restroom. Easy to convert to alternative uses. Located between Lumber Liquidators Hardwood Flooring, and Davis Liquor. Retail center is located next to Midwest KIA, Carstar Collision Specialists, Public Storage, Enterprise Truck Rental, Kansas Truck Equipment Company and various National Retailers & Restaurants. Close proximity to Bombardier Learjet, Eisenhower National Airport and Tex Consolver Golf Course. Excellent 59,300 traffic count per day and monument signage available. Ample asphalt curb side side parking. This is a concrete block building with glass panels and front canopy.

Property Features

Location Details

Address	8909 W. Kellogg Dr, Wichita, KS, 67209
Zoning	GC
County	Sedgwick
Parcels	00242681

Name	8909 W Kellogg Dr
Center/Park Name	Tyler Plaza
Nearest MSA	Wichita

Building Details

Sub Type	Strip Center
Building Status	Existing
Building Size	20,748 SF
Land Size	1.41 Acres / 61,336 SF
Number of Buildings	1
Number of Floors	1
Year Built	1989
Primary Constr. Type	Framed

Occupancy Type	Multi-tenant
Parking Spaces	-
Parking Ratio	-
Floor Size	22,443 SF
Rentable Space	19,800 SF
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

Property Listings

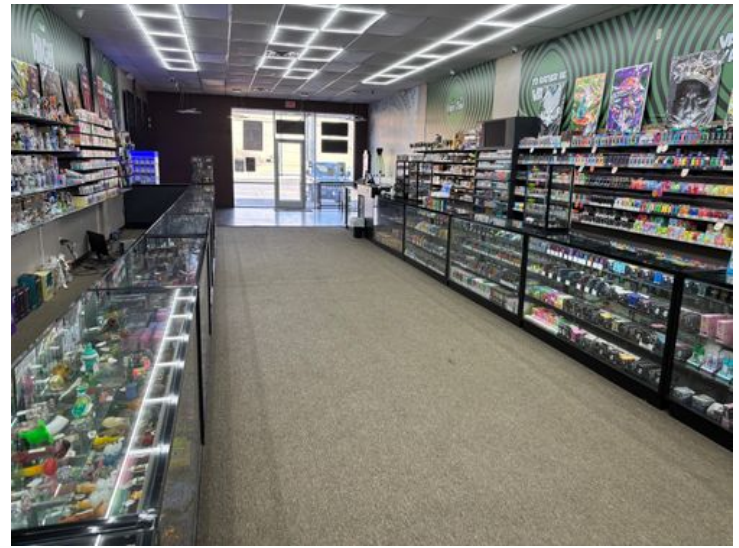
1 Listing | 1,800 SF | \$11.50 Annual/SF

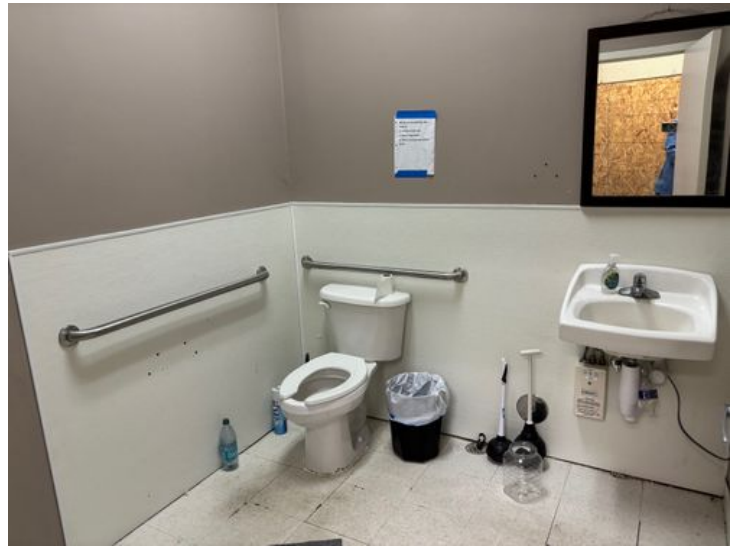
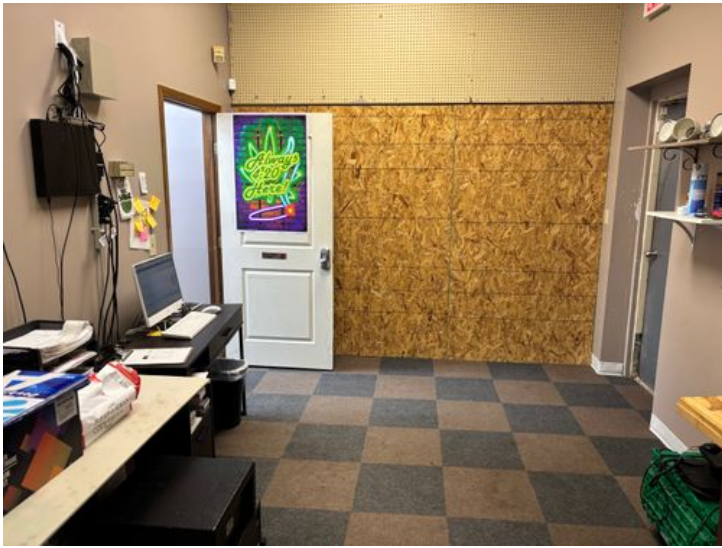
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Retail	109	1,800 SF	\$11.50 Annual/SF NNN	3/01/2025

Additional Photos











Contact



Rob Pestinger
316-686-7121
rob@plazare.com



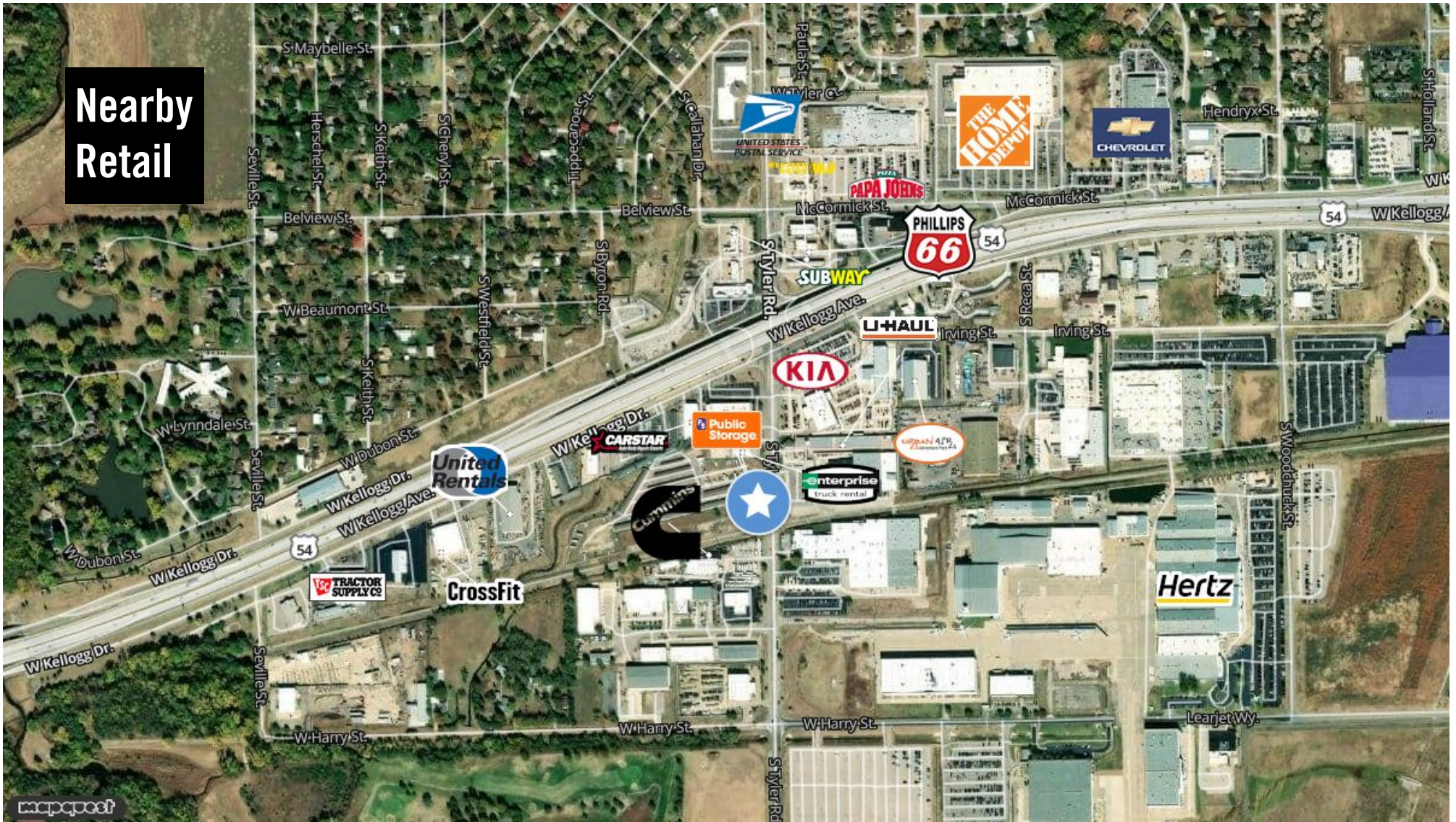
Plaza Commercial Real Estate

8909 W Kellogg Dr

Plaza Commercial Real Estate

12221 E Central Wichita, KS 67206 | 316-683-3663

Nearby Retail



Rob Pestinger
rob@plazare.com
316-650-2606

MOODY'S
ANALYTICS | Catylist

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8909 W Kellogg Dr, Wichita, KS 67209

CITY, STATE

Wichita, KS

POPULATION

122,793

AVG. HHSIZE

2.46

MEDIAN HH INCOME

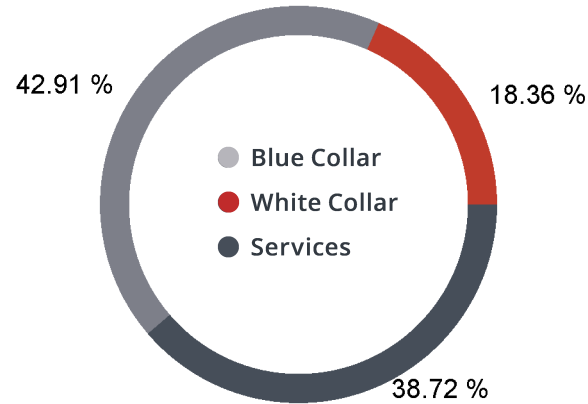
\$48,049

HOME OWNERSHIP

Renters: **16,980**

Owners: **32,262**

EMPLOYMENT



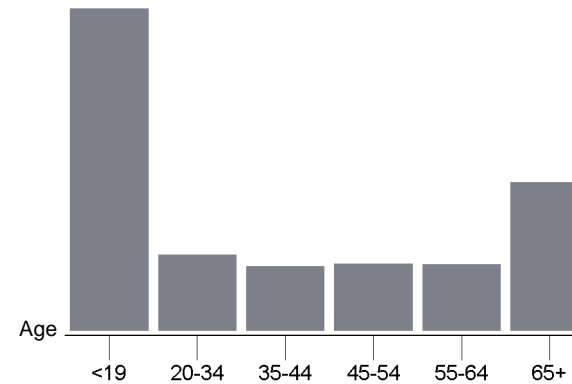
46.67 % Employed
1.69 % Unemployed

EDUCATION

High School Grad: **30.58 %**
Some College: **25.44 %**
Associates: **5.53 %**
Bachelors: **27.55 %**

GENDER & AGE

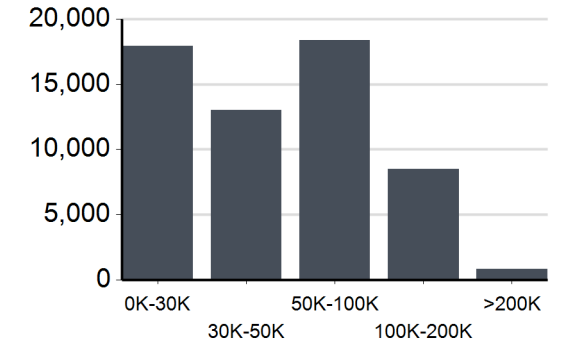
49.70 % **50.30 %**



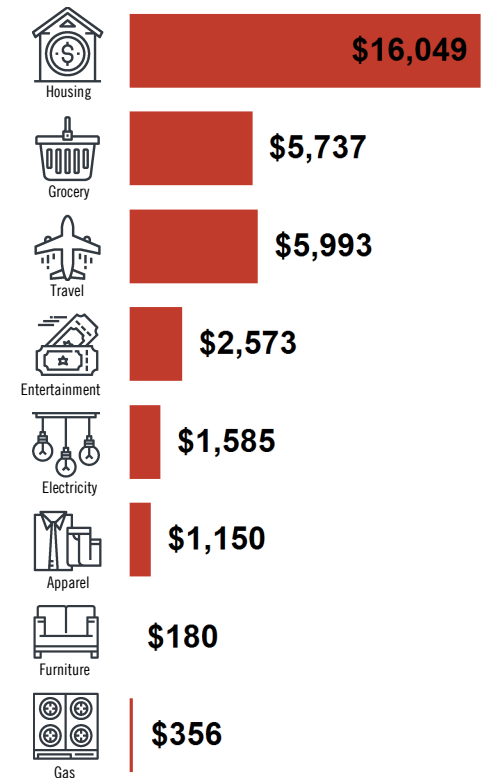
RACE & ETHNICITY

White: **80.74 %**
Asian: **1.26 %**
Native American: **0.04 %**
Pacific Islanders: **0.02 %**
African-American: **1.84 %**
Hispanic: **10.08 %**
Two or More Races: **6.02 %**

INCOME BY HOUSEHOLD

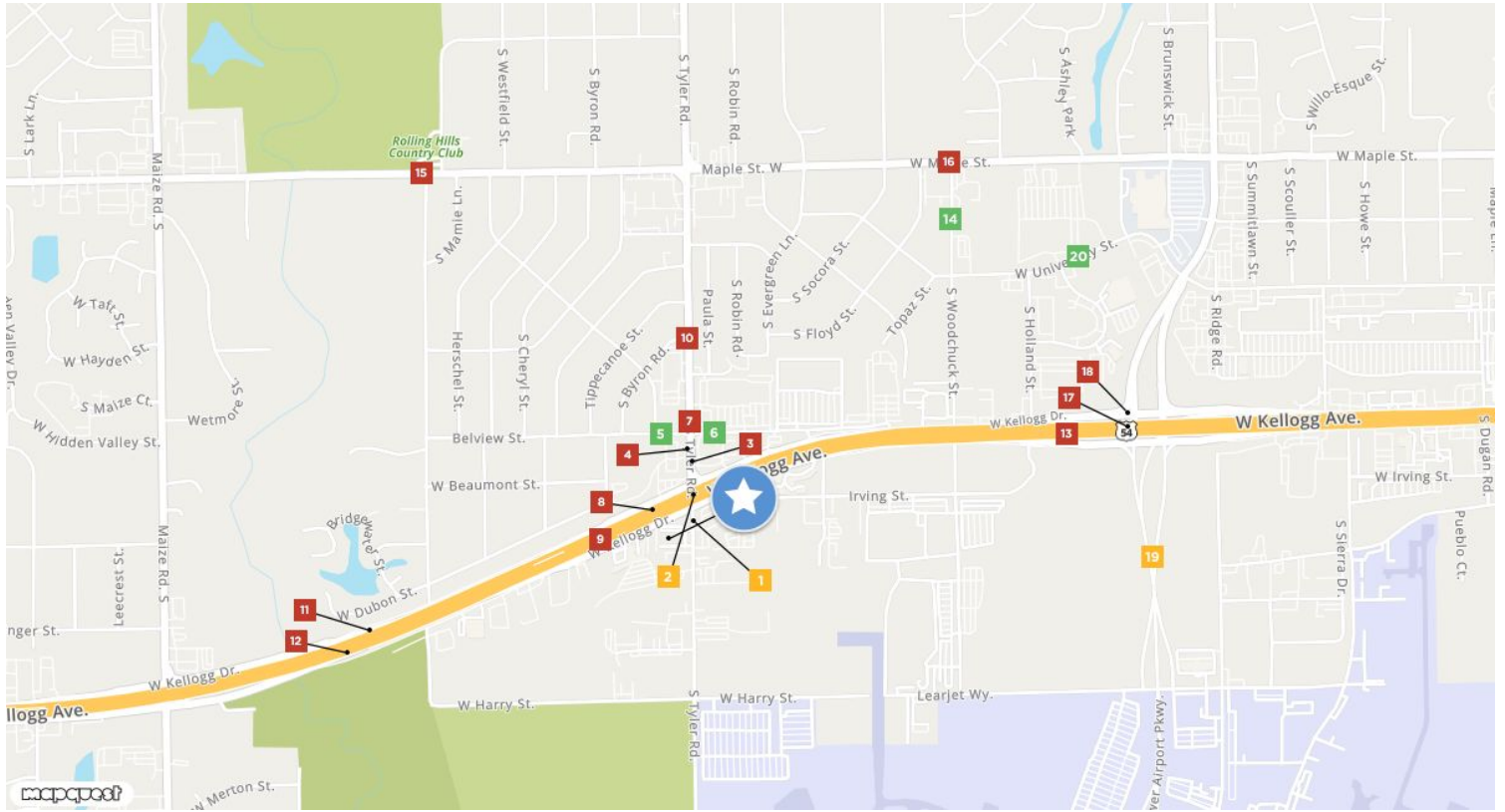


HH SPENDING



8909 W Kellogg Dr

Traffic Counts



South Tyler Road 1 S Tyler Rd Year: 2023 8,211	South Tyler Road 2 S Tyler Rd Year: 2023 8,211	South Tyler Road 3 W Kellogg Dr N Year: 2023 15,814	South Tyler Road 4 Bellview St Year: 2023 15,814 Year: 2008 17,442 Year: 2000 19,255	Bellview Street 5 S Callahan Dr Year: 2023 1,218 Year: 2007 1,340
West McCormick Avenue 6 W Belview Ave Year: 2023 4,719 Year: 2007 4,634	South Tyler Road 7 W McCormick Ave Year: 2023 15,358	US 54;US 400 8 S Tyler Rd Year: 2021 52,141	Vietnam Veterans Memorial 9 S Reca Year: 2021 52,141 Year: 2008 57,300 Year: 2003 52,900	US 54;US 400 10 S Byron Ave Year: 2021 16,997
W Dubon St 11 Year: 2021 10,995	S Holland St 12 Year: 2021 16,470 Year: 2018 59,900	Vietnam Veterans Memorial 13 Seville St Year: 2021 62,506 Year: 2018 49,900	South Woodchuck 14 W University St Year: 2021 1,341 Year: 2000 1,755	West Maple Street 15 S Tyler Rd Year: 2021 13,389 Year: 2018 13,210 Year: 2008 14,658
S Woodchuck 16 Year: 2021 14,829 Year: 2000 16,849 Year: 1995 17,621	Vietnam Veterans Memorial 17 S Tyler Rd Year: 2021 62,506 Year: 2000 29,479	West Kellogg Drive 18 S Air Cargo Rd Year: 2021 10,160 Year: 2000 9,620	Eisenhower Airport 19 W Kellogg Dr Year: 2021 9,501 Year: 2000 19,299	West University Street 20 W Taft St Year: 2021 1,439 Year: 2008 10,468 Year: 2000 3,462



Rob Pestinger
 rob@plazare.com
 316-650-2606

