

FOR LEASE:



PEAK
Real Estate Partners

SADDLE CREEK CROSSING

4828 S BROADWAY | WICHITA, KS 67216

4,000 SF
AVAILABLE



LOCAL WICHITA CONTACT:

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PROPERTY HIGHLIGHTS



SADDLE CREEK CROSSING | 4828 S BROADWAY | WICHITA, KS 67216

Property Highlights:

- **4,000 SF endcap for lease**
- Located within Saddle Creek Crossing Shopping Center, **attracting more than 2.3 million customers annually (Placer.ai)**
- Anchored by Dollar Tree and Ollie's Bargain Outlet
- Surrounded by national tenants including Dillons, McDonald's, Club Car Wash, Taco Bell, O'Reilly Auto Parts, and more
- Positioned at a signalized intersection with over 33,000 vehicles per day
- Less than a mile from I-35 and I-135
- Quoting: \$15/PSF + NNNs



MARKET OVERVIEW

SADDLE CREEK CROSSING

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	6,008	49,738	126,389
Projected Population (2029)	6,007	49,714	125,567
Census Population (2020)	5,971	49,356	124,279

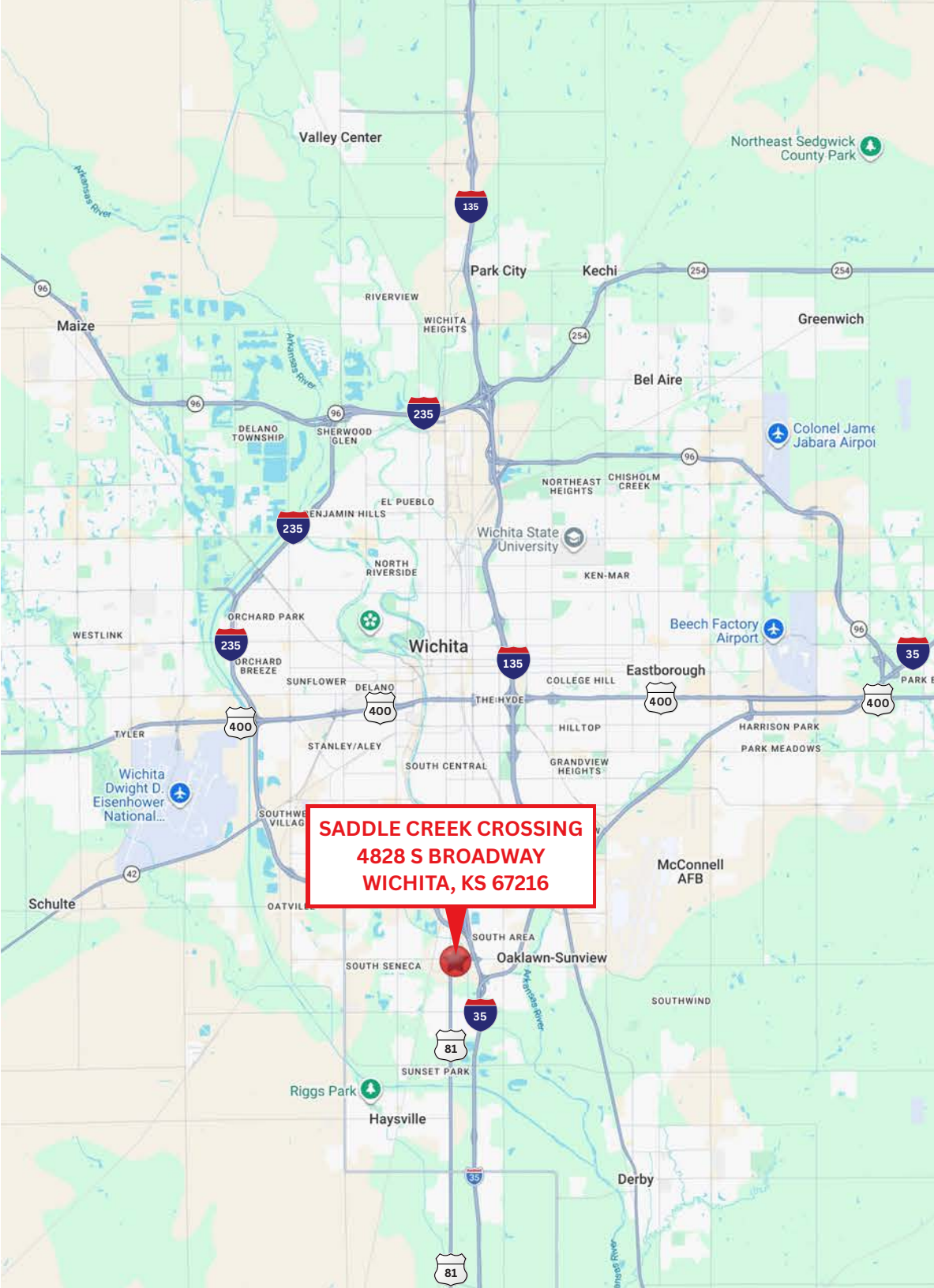
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	2,367	19,819	50,828
Projected Households (2029)	2,376	19,874	50,660
Census Households (2020)	2,260	19,150	48,733

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$91,626	\$72,372	\$75,306
Average Household Income (2029)	\$90,586	\$71,554	\$74,539
Census Average Household Income (2010)	\$51,414	\$44,676	\$44,264

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$74,436	\$59,386	\$61,555
Projected Median Household Income (2026)	\$74,122	\$58,882	\$60,841
Census Median Household Income (2020)	\$47,227	\$39,359	\$39,393

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	187	911	2,645
Total Employees	2,103	9,214	30,010
Adj. Daytime Demographics Age 16 Years or Over	3,951	24,495	67,887

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	35.2	34.2	34.3
Age 19 Years or Less	1,672 27.8%	14,270 28.7%	35,624 28.2%
Age 20 to 64 Years	3,381 56.3%	28,085 56.5%	72,680 57.5%
Age 65 Years or Over	955 15.9%	7,383 14.8%	18,085 14.3%



PROPERTY AERIAL



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