

WESTWAY SHOPPING CENTER

WICHITA, KS | SWC S. SENECA STREET AND W. PAWNEE AVENUE | 2401-2656 S. SENECA STREET



- Active redevelopment of grocery-anchored shopping center
- Shop space and up to +/-33,000 SF box available
- Proposed Pawnee Plaza | New Development +/- 11,550 SF Retail Strip [Expected Delivery Q2 2026]
- Top ranking AutoZone [#2], Ace Hardware [#6], Starbucks [#3] and Domino's [#5] in Kansas [Placer.AI]
- The phased redevelopment will include new storefront parking and facades [Expected Completion Q4 2025]

DEMOGRAPHICS:

2024 Population
2024 Daytime Population
2024 Total Households
2024 Average HH Income

1 MILE

13,821
10,235
5,704
\$60,678

3 MILE

78,509
95,075
32,302
\$60,309

5 MILE

182,958
243,094
75,822
\$64,101

TRAFFIC COUNTS:

S. Seneca St.: 22,000 VPD
W. Pawnee Ave.: 20,000 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

RACHEL FORSLUND

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SCOTT REID

Managing Broker, Parasell, Inc
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POWER CENTER SIZE:
219,000 SF

AVAILABILITY:
+/- 2,500 - 33,000 SF
PROPOSED +/- 11,550 [DEMISABLE]

FOR LEASE:
PLEASE CALL FOR INFO.

AREA RETAILERS:



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



LONG JOHN SILVER'S



PET SUPPLIES PLUS.



DOLLAR TREE

Schlotzsky's

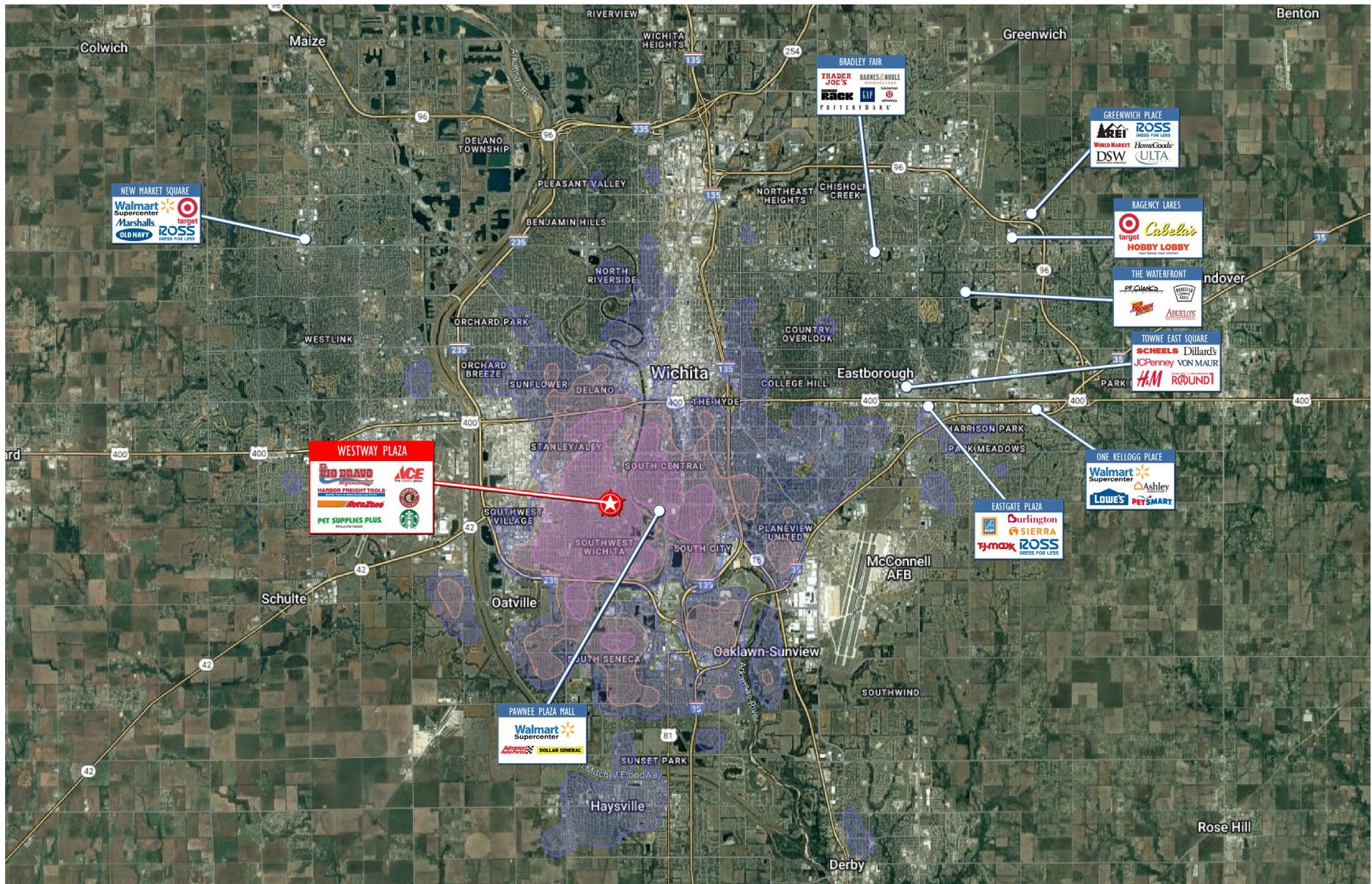
Kentucky Fried Chicken



AutoZone

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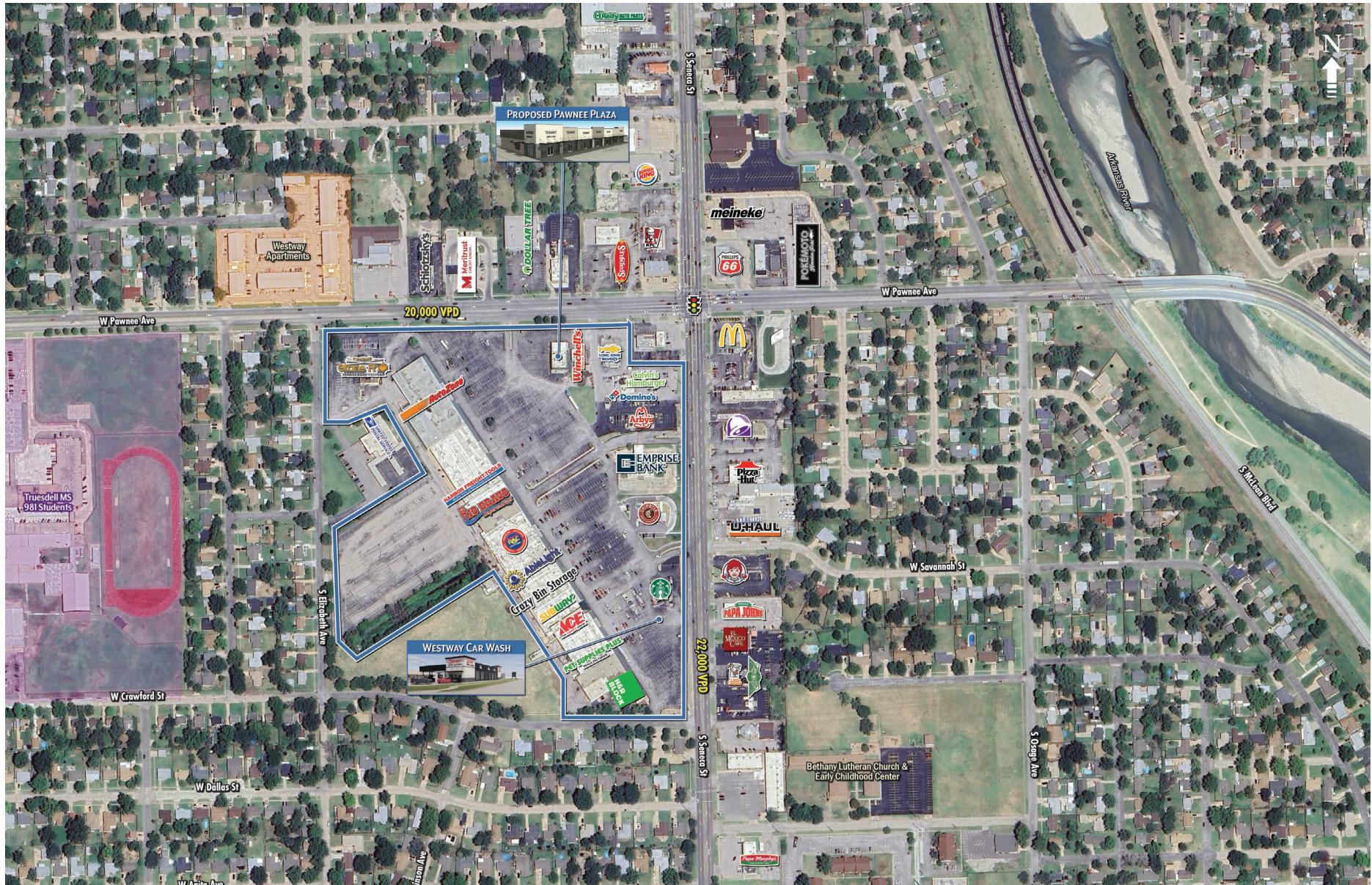
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Site Plan #	Tenant	Unit #	SF
1	H & R BLOCK	2561-30	
2	AVAILABLE	2561-20	2,800
3	PET SUPPLIES PLUS	2561	
4	AVAILABLE	2559-30	8,354
5	WESTLAKE ACE HARDWARE	2559-10	
6	GARDEN CENTER	2557	
7	AVAILABLE	2535	7,195
8	SUBWAY	2533	
9	CRAZY BIN STORAGE	2531	
10	ABLELIGHT THRIFT	2523	
11	RENT-A-CENTER	2515	
12	EL RIO BRAVO SUPERMARKET	2501	
13	AVAILABLE	2493	4,200
14	AVAILABLE	2491	3,207
15	HARBOR FREIGHT	2487	
16	AVAILABLE	2465	30,062
17	AUTOZONE	2445	
18	USPS	2510	
19	AVAILABLE	1415	4,800
20	ATM	2445	
21	AVAILABLE DRIVE-THRU	1215-1	1,793
22	AVAILABLE	1215-2	1,413
23	AVAILABLE	1215-3	1,780
24	AVAILABLE	1215-4	1,780
25	AVAILABLE	1215-5	1,780
26	AVAILABLE	1215-6	3,250
27	WINCHELL'S DONUTS	1205	
28	LONG JOHN SILVER'S	1129	
29	CALVIN'S HAMBURGER HAVEN	2417B	
30	DOMINO'S PIZZA	2417A	
31	ARBY'S	2425	
32	EMPRISE BANK	2433	
33	CHIPOTLE	2439	
34	STARBUCKS	2525	
35	WESTWAY CAR WASH	2569	



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UPCOMING PROJECT REDEVELOPMENT



- **Parking** | Restriping
- **Parking** | New Storefront Parking
- **Facade** | Repaint and Updates
- **Facade** | Removing Covered Walkways
- **Roof** | New Roofing [Part]
- **Signage** | New Monument Signage Program

EXPECTED COMPLETION: Q4 2025

PROPOSED NEW RETAIL DEVELOPMENT

WICHITA, KS | SWC S. SENECA STREET AND W. PAWNEE AVENUE | 1215 W. PAWNEE AVENUE



- New Construction | Expected delivery Q2 2026
- +/- 1,400 SF – 11,550 SF available for lease
- +/- 1,700 SF endcap drive thru opportunity
- New dedicated monument signage

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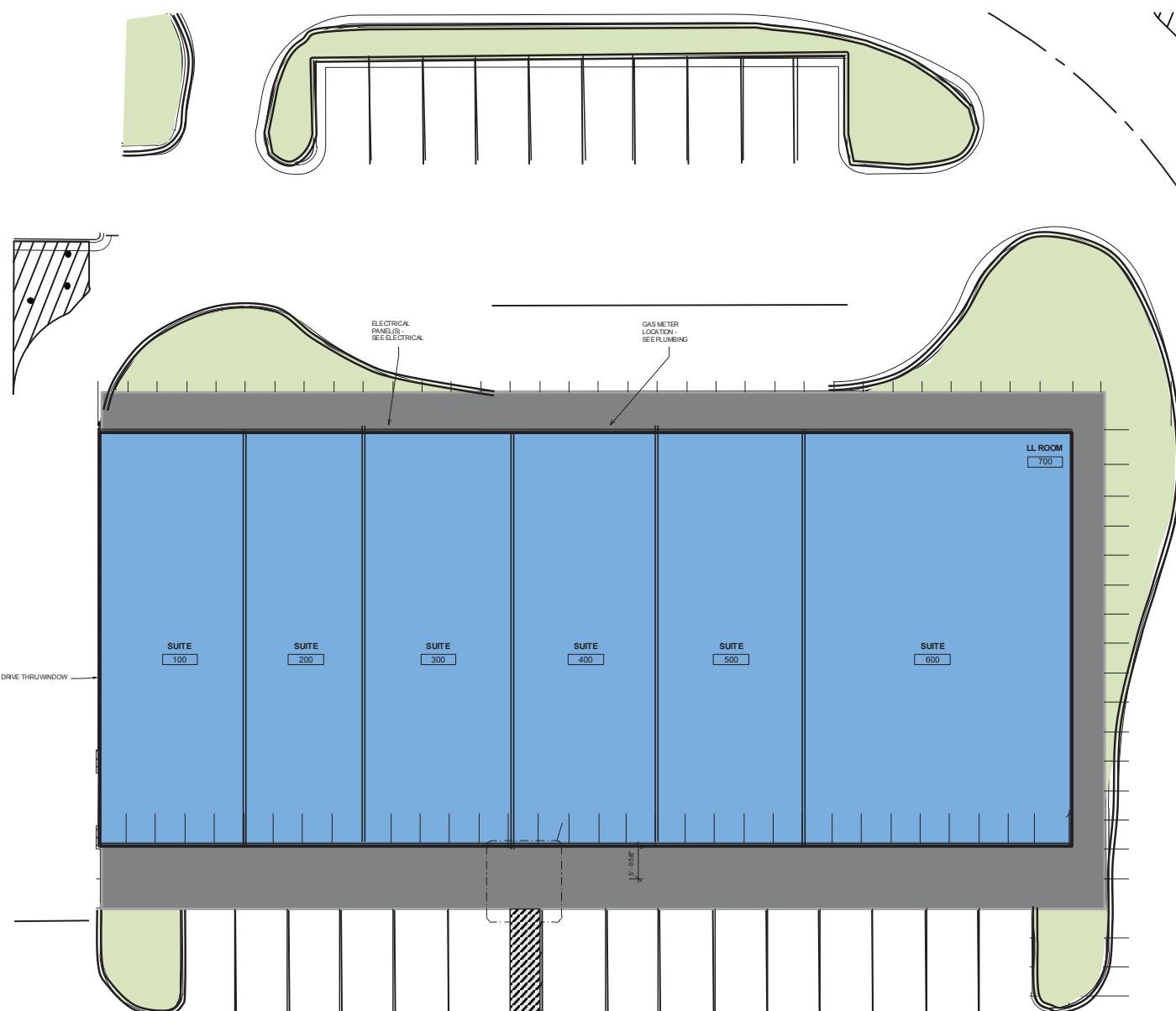
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Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the client's confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee & Supervising Broker: Scott Reid

Real Estate Company name approved by the commission: ParaSell, Inc.

Buyer/Seller Acknowledgement: _____

Approved by the Kansas Real Estate Commission on October 10, 2017