

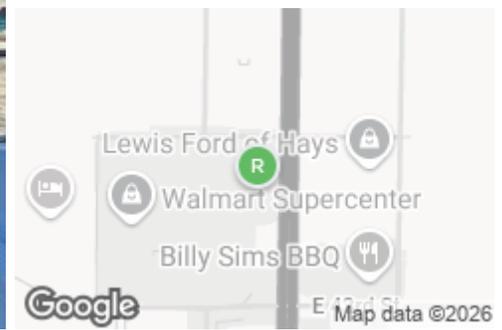
Retail For Lease

Walmart Shadow Anchored Center

4325 Vine Street, Hays, KS, 67601

Retail: Neighborhood Center For Lease

Prepared on February 03, 2026



Listing Details | Retail For Lease

Suite	40	Signage	On Building & Free-Sta...
Secondary Uses	Office	Show Instructions	Call broker
Sublease	No	Vacant	-
Total Available Space	1,800 SF	Vacant Date	1/01/2026
Min Div/Max Contig	Not present/1,800 SF	Available Date	2/03/2026
Asking Rate	\$18.00 Annual/SF	Date Listed	2/03/2026
Monthly Rate	\$2,700	Last Modified	2/03/2026
Lease Type	NNN	Listing ID	44266215
Expenses	\$5.10 (NNN)	Restrooms	1
Lease Terms	Negotiable	Parking Spaces	30

Description

Highly visible Walmart shadowed retail center located at 43rd & Vine St (US Highway 183). 1,800 sf end cap formerly occupied by Game Stop. Suite 40 has an open concept floorplan with back room storage. Other tenants in the development include Walmart, Rent-A-Center, Lewis Toyota of Hays, Salon Brands, Z Wireless, Inszone Insurance Services. The Mattress Hub, Sunflower Bank, Holiday Inn Express & Suites, Billy Sims BBQ, Great Clips and Wendy's. Public parking lot in the front and employee parking in the back of center with rear door access. Triple Net Lease priced at \$18 psf Base Rent plus \$5.10 psf NNN expenses.

Property Details

Building Class	A	Building Status	Existing
Elevators	Not present	Building Size	8,100 SF
Property Type	Retail	Land Size	1.12 Acres / 48,787 SF
Sub Type	Neighborhood Center	Number of Buildings	1
Zoning	Neighborhood Retail	Floors	1

Contact



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Walmart Shadow Anchored Retail Center

Nearby
Retail

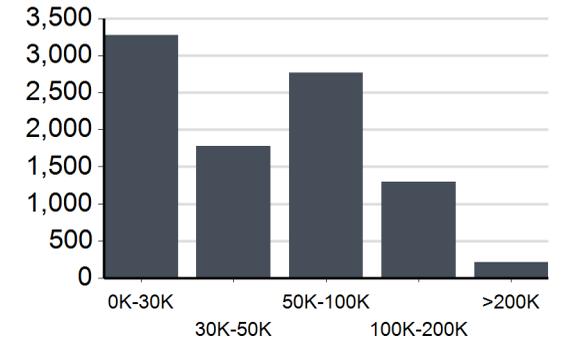


Location Facts & Demographics

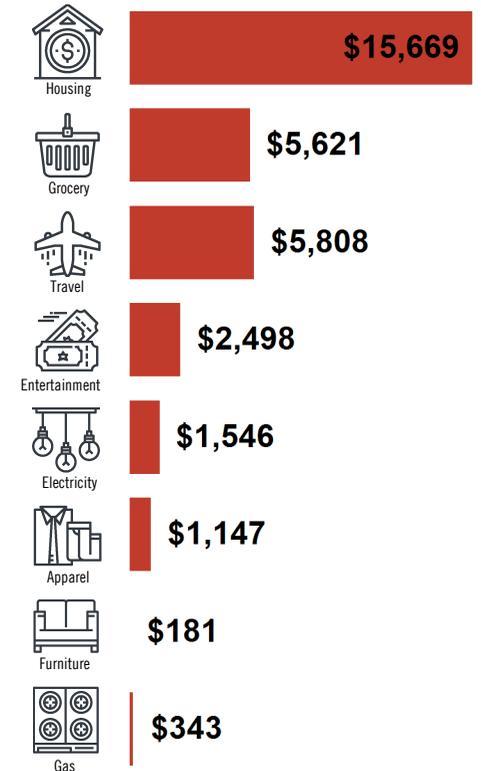
Demographics are determined by a 10 minute drive from 4325 Vine Street, Hays, KS 67601

MOODY'S

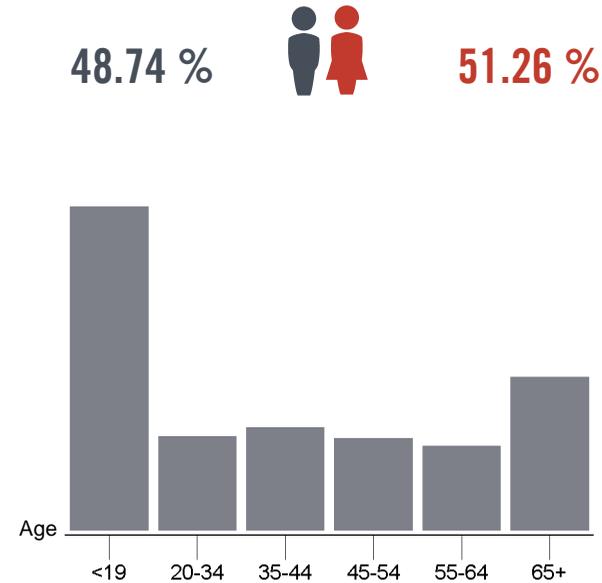
INCOME BY HOUSEHOLD



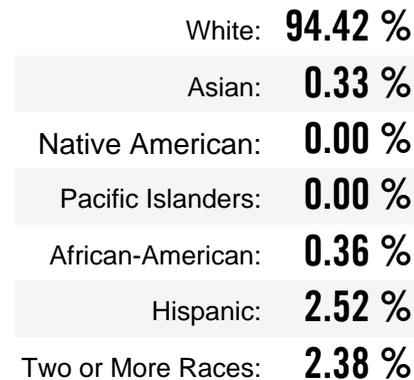
HH SPENDING



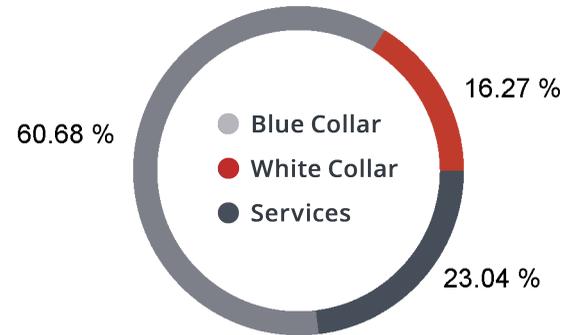
GENDER & AGE



RACE & ETHNICITY



EMPLOYMENT



EDUCATION



CITY, STATE

Hays, KS

POPULATION

20,852

AVG. HHSIZE

2.30

MEDIAN HH INCOME

\$48,206

HOME OWNERSHIP

Renters: 3,637

Owners: 5,257

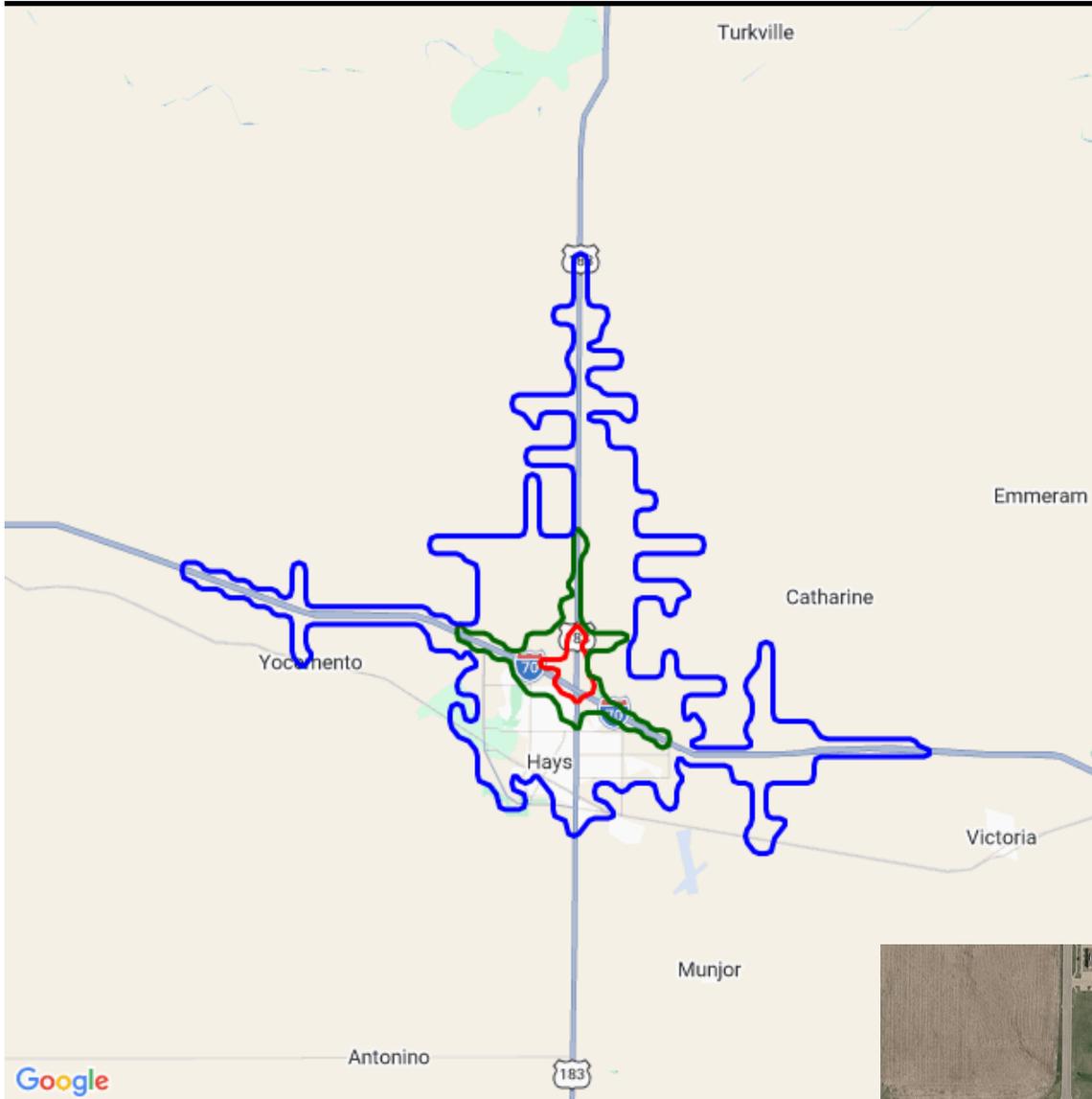
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Demographic Report



Walmart Shadow Anchored Retail Center

Population

Distance	Male	Female	Total
3- Minute	504	540	1,044
5- Minute	1,512	1,656	3,168
10 Minute	10,162	10,689	20,852



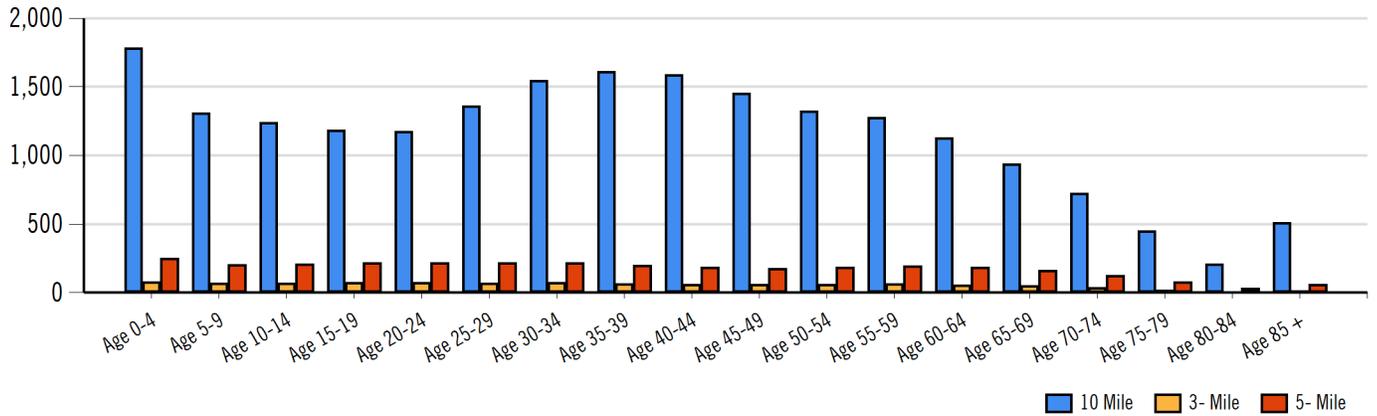
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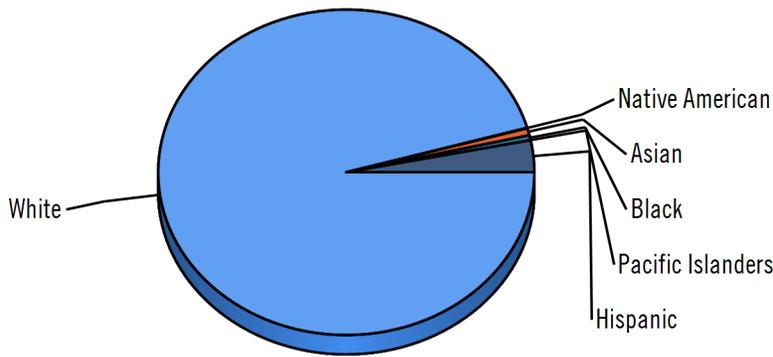
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Population by Distance and Age (2020)

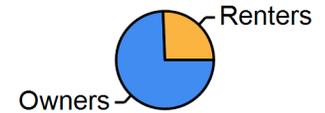


Ethnicity within 5 Minute

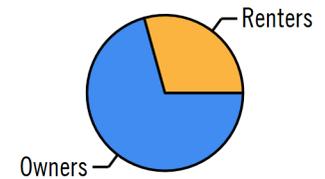


■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

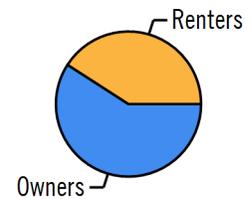
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	558	7	0.19 %
5-Minute	1,687	28	0.49 %
10-Minute	11,379	244	1.69 %



Walmart Shadow Anchored Retail Center



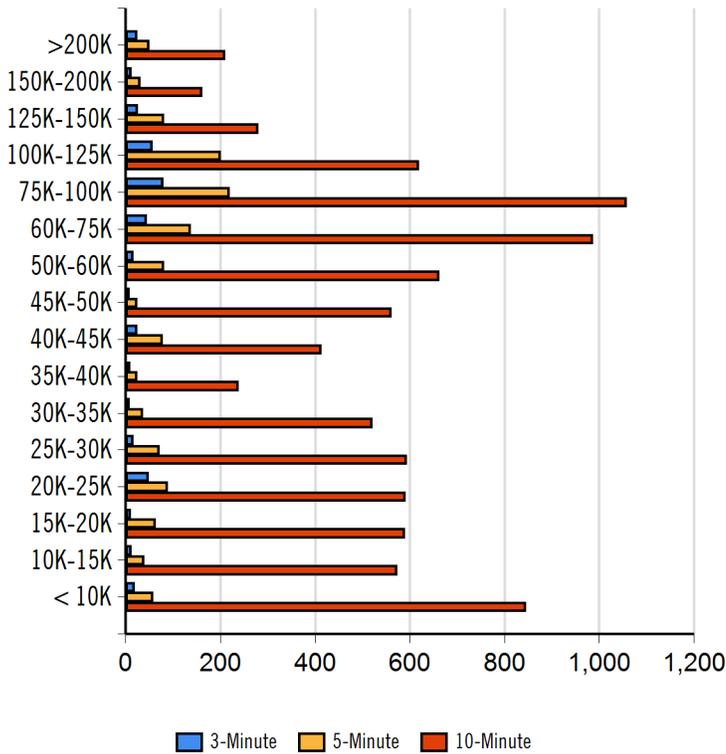
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	12	14	33	19	19	64	12	2	45	212	32	21	42
5-Minute	32	42	130	56	63	214	49	5	99	626	77	71	137
10-Minute	159	350	648	575	370	1,622	372	205	522	3,799	1,097	580	638

Household Income



Radius	Median Household Income
10-Minute	\$48,205.71
5-Minute	\$66,491.86
3-Minute	\$72,508.75

Radius	Average Household Income
10-Minute	\$53,305.95
5-Minute	\$71,930.14
3-Minute	\$74,283.75

Radius	Aggregate Household Income
3-Minute	\$32,445,249.48
5-Minute	\$96,654,613.60
10-Minute	\$506,893,033.78

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	665	2,053	14,146
High School Grad	202	577	3,907
Some College	178	514	3,385
Associates	33	96	705
Bachelors	138	466	2,899
Masters	51	193	1,077
Prof. Degree	8	52	358
Doctorate	6	28	183

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	5 %	7 %	45 %
Teen's	16 %	30 %	70 %
Expensive Homes	0 %	0 %	39 %
Mobile Homes	20 %	20 %	39 %
New Homes	7 %	7 %	17 %
New Households	14 %	29 %	99 %
Military Households	12 %	9 %	8 %
Households with 4+ Cars	24 %	41 %	89 %
Public Transportation Users	0 %	0 %	1 %
Young Wealthy Households	39 %	51 %	36 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	20,799,698		63,434,503		385,385,407	
Average annual household	49,605		48,511		42,235	
Food	6,456	13.01 %	6,317	13.02 %	5,621	13.31 %
Food at home	4,214		4,122		3,783	
Cereals and bakery products	599		587		535	
Cereals and cereal products	213		209		191	
Bakery products	386		377		344	
Meats poultry fish and eggs	825		813		763	
Beef	192		189		178	
Pork	149		146		138	
Poultry	154		152		144	
Fish and seafood	133		130		120	
Eggs	68		67		63	
Dairy products	433		420		378	
Fruits and vegetables	856		841		757	
Fresh fruits	125		125		111	
Processed vegetables	162		161		149	
Sugar and other sweets	156		151		139	
Fats and oils	133		130		119	
Miscellaneous foods	798		776		717	
Nonalcoholic beverages	360		350		330	
Food away from home	2,242		2,194		1,837	
Alcoholic beverages	359		351		289	
Housing	17,715	35.71 %	17,440	35.95 %	15,669	37.10 %
Shelter	10,672		10,517		9,443	
Owned dwellings	6,473		6,320		5,301	
Mortgage interest and charges	3,321		3,205		2,621	
Property taxes	2,160		2,102		1,759	
Maintenance repairs	991		1,013		920	
Rented dwellings	3,346		3,358		3,479	
Other lodging	853		838		662	
Utilities fuels	4,135		4,092		3,793	
Natural gas	389		379		343	
Electricity	1,637		1,629		1,546	
Fuel oil	159		160		141	
Telephone services	1,292		1,276		1,174	
Water and other public services	655		646		587	
Household operations	1,222	2.46 %	1,189	2.45 %	1,013	2.40 %
Personal services	365		345		276	
Other household expenses	857		844		737	
Housekeeping supplies	600		583		529	
Laundry and cleaning supplies	167		160		149	
Other household products	349		338		301	
Postage and stationery	84		84		78	
Household furnishings	1,084		1,057		889	
Household textiles	82		82		68	
Furniture	241		231		181	
Floor coverings	26		27		20	
Major appliances	132		137		126	
Small appliances	82		83		75	
Miscellaneous	519		496		417	
Apparel and services	1,364	2.75 %	1,299	2.68 %	1,147	2.72 %
Men and boys	277		249		206	
Men 16 and over	234		207		168	
Boys 2 to 15	43		41		38	
Women and girls	475		473		423	



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Women 16 and over	399	398	352
Girls 2 to 15	76	74	71
Children under 2	90	87	88

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	20,799,698		63,434,503		385,385,407	
Average annual household	49,605		48,511		42,235	
Transportation	6,840	13.79 %	6,692	13.79 %	5,808	13.75 %
Vehicle purchases	1,676		1,608		1,302	
Cars and trucks new	851		831		658	
Cars and trucks used	780		735		609	
Gasoline and motor oil	2,140		2,114		1,928	
Other vehicle expenses	2,540		2,494		2,200	
Vehicle finance charges	173		171		147	
Maintenance and repairs	897		880		769	
Vehicle insurance	1,135		1,120		1,015	
Vehicle rental leases	335		322		267	
Public transportation	483		475		376	
Health care	3,818	7.70 %	3,792	7.82 %	3,338	7.90 %
Health insurance	2,479		2,469		2,218	
Medical services	824		815		676	
Drugs	390		386		337	
Medical supplies	123		122		106	
Entertainment	2,993	6.03 %	2,917	6.01 %	2,498	5.91 %
Fees and admissions	570		551		424	
Television radios	1,035		1,021		944	
Pets toys	1,097		1,073		912	
Personal care products	651		632		541	
Reading	54		55		47	
Education	1,261		1,217		1,018	
Tobacco products	399		399		401	
Miscellaneous	756	1.52 %	755	1.56 %	670	1.59 %
Cash contributions	1,264		1,256		1,132	
Personal insurance	5,672		5,383		4,050	
Life and other personal insurance	169		168		138	
Pensions and Social Security	5,503		5,215		3,911	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	419	373	7.50 %	98	298	311	108	23
5-Minute	2020	1,308	1,141	30.79 %	332	898	923	385	42
10-Minute	2020	9,118	8,246	175.84 %	2,955	5,086	5,383	3,735	886
3-Minute	2023	439	373	10.72 %	102	313	324	116	14
5-Minute	2023	1,364	1,141	40.57 %	345	936	957	406	30
10-Minute	2023	9,502	8,246	252.59 %	3,076	5,296	5,594	3,909	772



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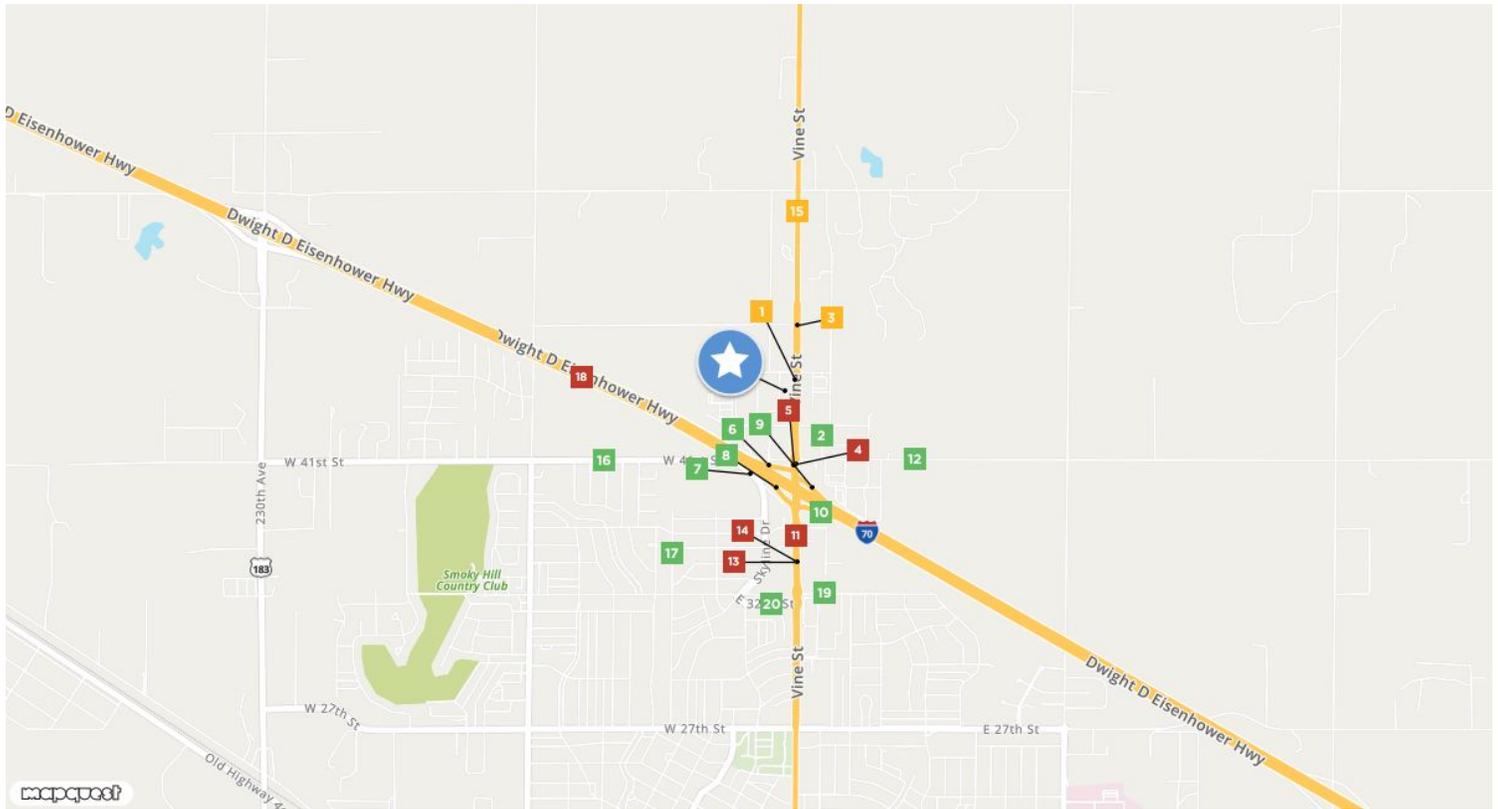
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Traffic Counts



North Vine Street 1 W 43rd St Year: 2021 5,400 Year: 2008 16,000 Year: 2001 8,535	2 Year: 2018 1,875	US 183 3 W 48th St Year: 2021 5,400 Year: 2018 1,830	North Vine Street 4 41st St Year: 2021 17,000 Year: 2018 16,000 Year: 2018 16,000	US 183 5 Mopar Dr Year: 2021 17,000
US 183 Bypass 6 Roth Ave Year: 2021 2,800	7 Roth Ave Year: 2021 1,625	US 183 Bypass 8 Year: 2018 2,320	9 Vine St Year: 2021 2,900 Year: 2018 2,640	10 Frontage Rd Year: 2021 2,940 Year: 2018 3,210
Vine St 11 Exide Rd Year: 2008 17,900 Year: 2001 14,235	12 Sherman Ave Year: 2021 1,900	US 183 13 W 35th St Year: 2021 18,800	North Vine Street 14 W 36th St Year: 2021 18,800 Year: 2018 18,000	N Vine St 15 W 55th St Year: 2018 7,330 Year: 2018 7,330 Year: 2008 13,300
16 J P Dr Year: 2021 1,387	17 W 36th St Year: 2021 866	I 70;US 40;US 183 By 18 W 45th St Year: 2021 12,600	19 E 33rd St Year: 2021 3,643 Year: 2018 3,595	20 East 32nd Street Year: 2018 4,130



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