

Retail For Lease



Pestinger Real Estate

9412 East Central Avenue Wichita, KS 67206 | 316-650-2606

Skyview Commons - Walmart Shadow Anc...

Retail: Strip Center For Lease

900 Hayes Drive, Manhattan, KS, 66502

Prepared on July 07, 2025



Listing Details | Retail For Lease

Suite	C
Secondary Uses	Office
Sublease	No
Total Available Space	2,100 SF
Min Div/Max Contig	Not present/2,100 SF
Asking Rate	\$18.00 Annual/SF
Monthly Rate	\$3,150
Lease Type	Net NNN
Expenses	\$6.00 (NNN)
Lease Terms	Term is Negotiable
Signage	On Building

Show Instructions	Call broker
Vacant	Yes
Available Date	6/01/2025
Days On Market	56 days
Date Listed	5/12/2025
Last Modified	7/07/2025
Listing ID	41299954
Offices	1
Restrooms	1
Parking Spaces	100

Description

Highly visible Skyview Commons retail center shadow anchored by Walmart. One available 2,100 sf open concept plan suite that has a large store front area, 1 office with one-way window, 2 restrooms and finished storage room with a floor mounted mop service sink. Two back doors leading to employee parking. Other Skyview tenants include Cox Communications, Express Employment, UMI Japanese Steakhouse, Element Nails Lounge, Vape 100, and Massage Manhattan. Abundant 100 parking spaces for customers and employees. Immediate area national retailers include Walmart, Hobby Lobby, Staples, Manards, Firestone, Goodyear and Orschlen Farm. Restaurants include Freddy's Frozen Custard, IHop, Dunkin Donuts, Pizza Hut and Taco Bell. Excellent Manhattan retail location!

Property Details

Building Class	A
Property Type	Retail
Sub Type	Strip Center
Zoning	LC Retail
Building Status	Existing

Building Size	22,671 SF
Land Size	1.89 Acres / 82,328 SF
Number of Buildings	1
Floors	1
Year Built	2004

Contact



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MOODY'S

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 900 Hayes Dr, Manhattan, KS 66502

CITY, STATE

Manhattan, KS

POPULATION

43,843

AVG. HHSIZE

2.35

MEDIAN HH INCOME

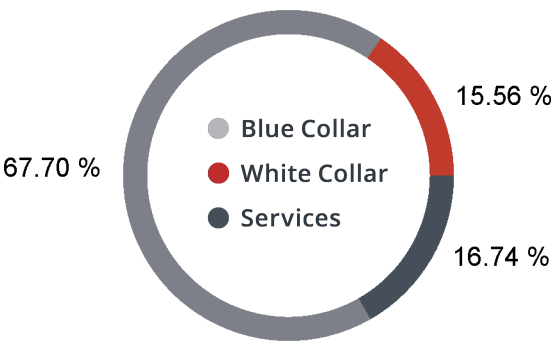
\$41,974

HOME OWNERSHIP

Renters: 10,342

Owners: 5,741

EMPLOYMENT



48.22 %

Employed

1.57 %

Unemployed

EDUCATION

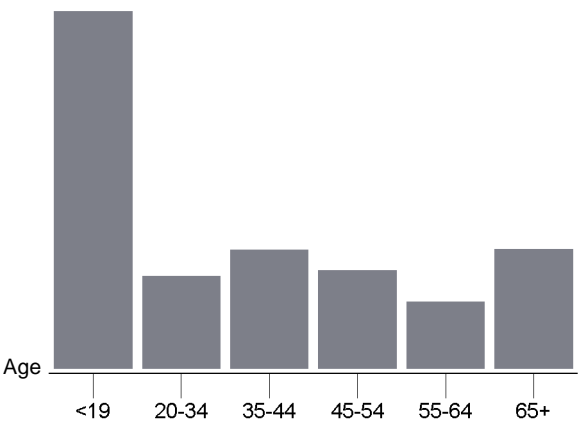
High School Grad: 20.51 %
Some College: 24.13 %
Associates: 4.44 %
Bachelors: 50.41 %

GENDER & AGE

50.44 %



49.56 %

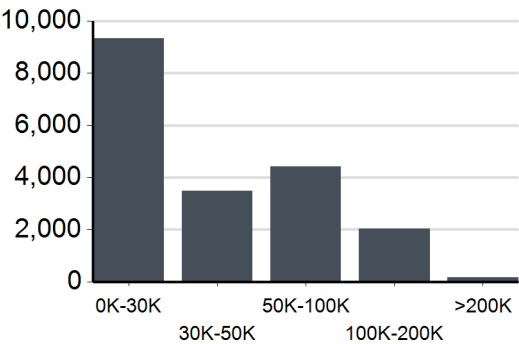


RACE & ETHNICITY

White: 85.87 %
Asian: 2.66 %
Native American: 0.13 %
Pacific Islanders: 0.06 %
African-American: 2.93 %
Hispanic: 4.66 %
Two or More Races: 3.69 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$15,478



Grocery

\$5,585



Travel

\$5,683



Entertainment

\$2,428



Electricity

\$1,518



Apparel

\$1,181



Furniture

\$192



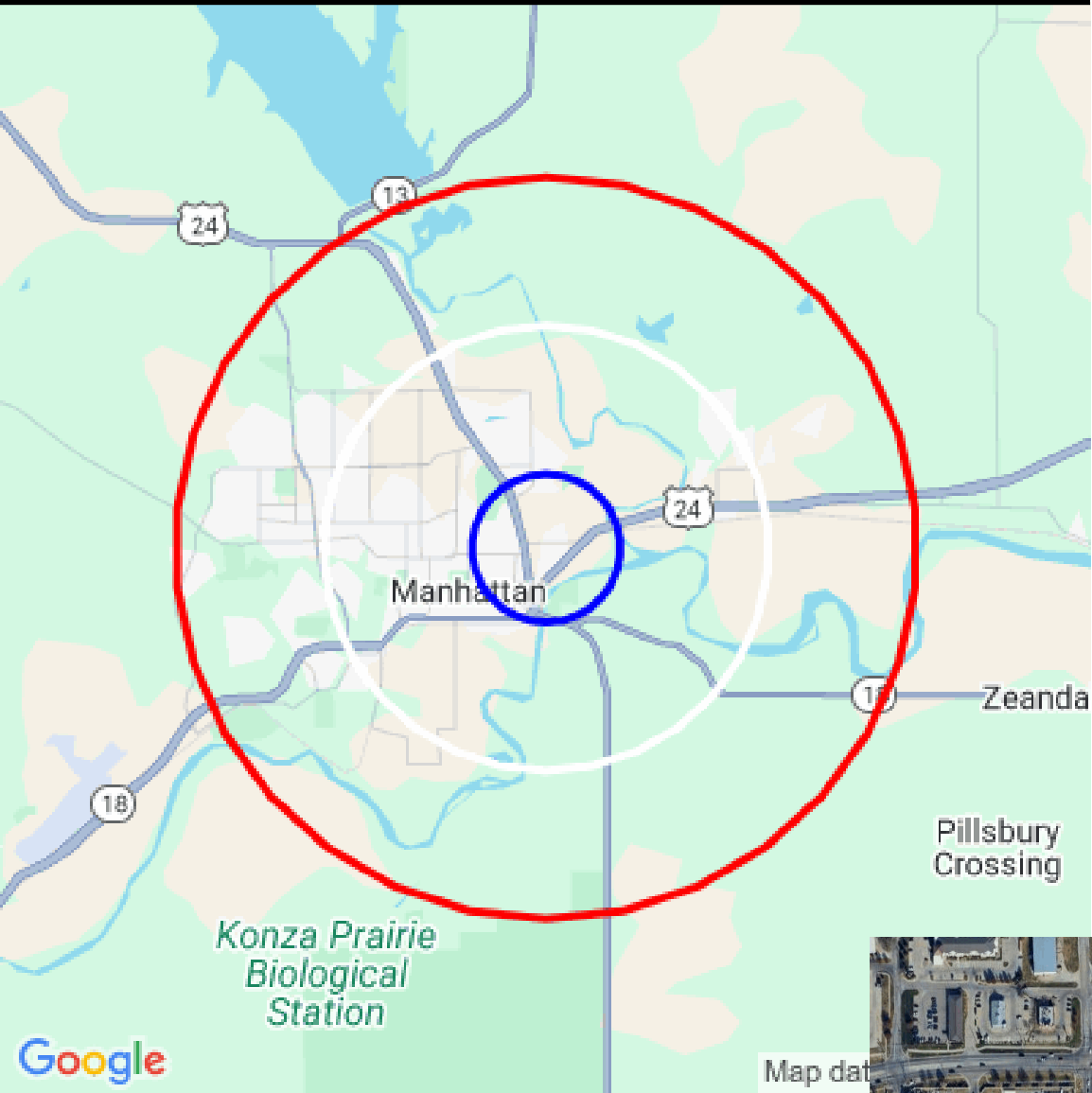
Gas

\$335

900 Hayes Dr



Demographic Report



900 Hayes Dr

Population

Distance	Male	Female	Total
1- Mile	2,721	2,417	5,138
3- Mile	18,122	17,729	35,852
5- Mile	28,338	27,930	56,268

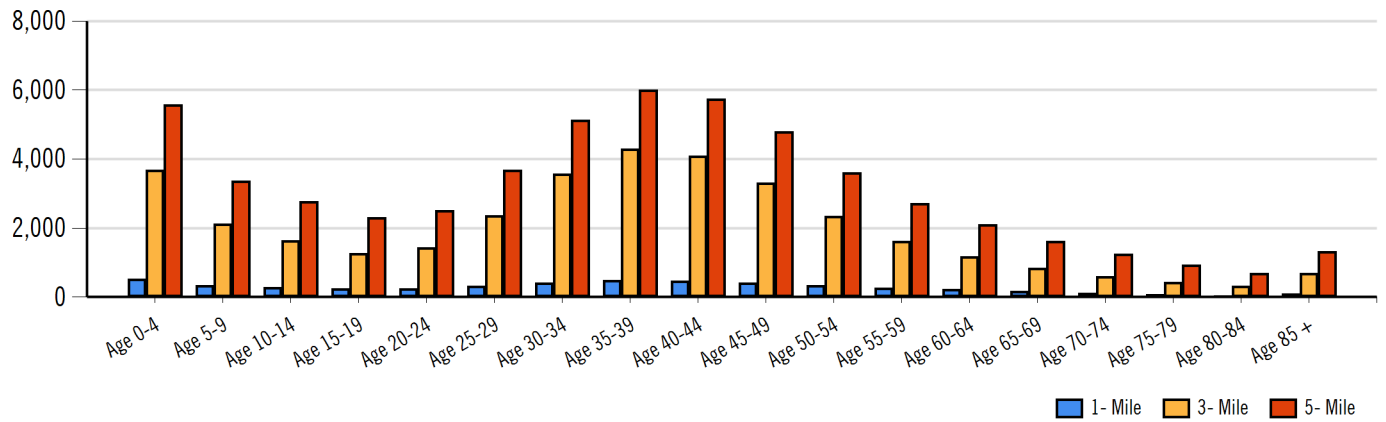


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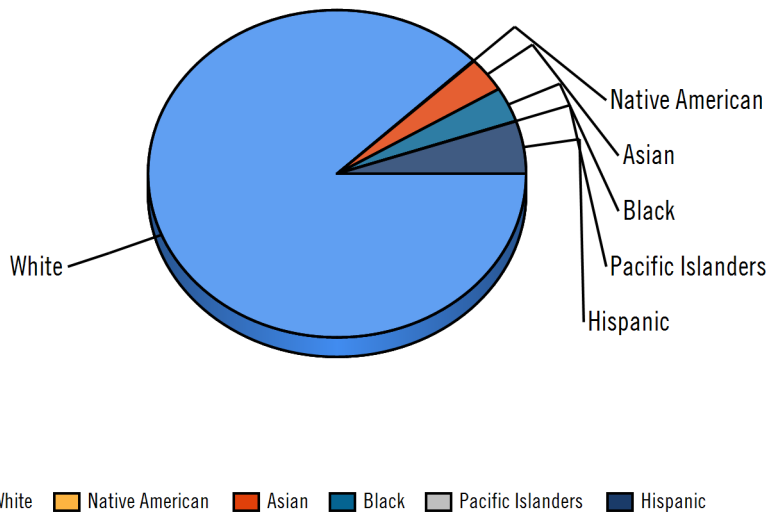


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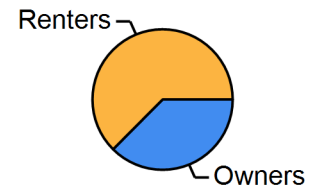
Population by Distance and Age (2020)



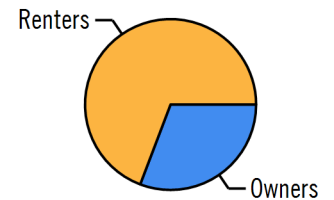
Ethnicity within 5 miles



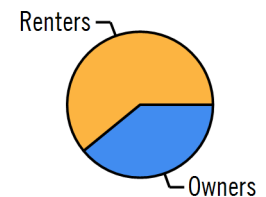
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



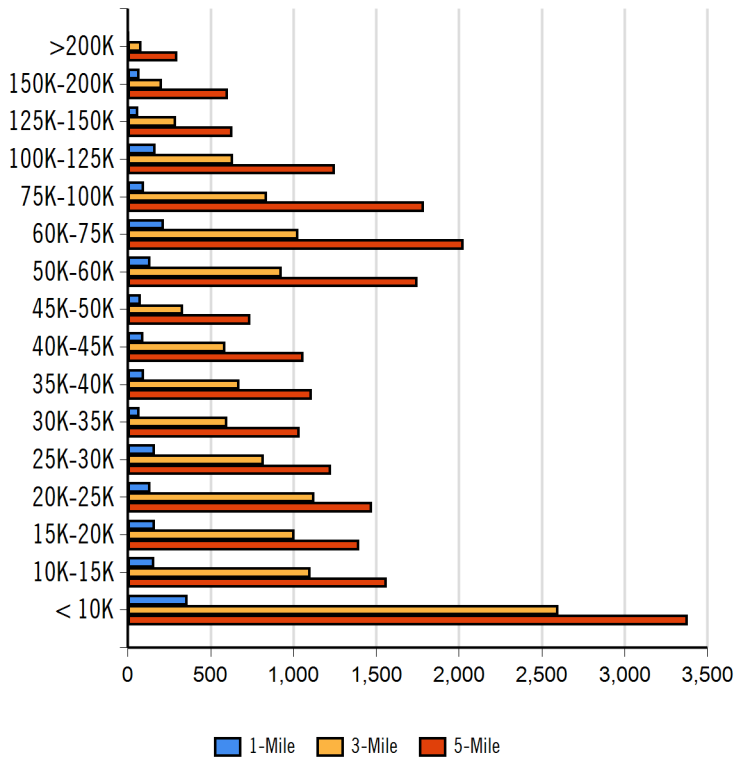
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,570	71	1.24 %
3-Mile	17,396	582	2.79 %
5-Mile	26,918	865	2.71 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	56	0	204	164	9	272	41	31	160	759	422	128	267
3-Mile	236	54	1,095	822	229	2,201	254	374	895	7,129	2,052	807	880
5-Mile	309	68	1,509	1,306	394	3,276	468	510	1,755	10,761	3,052	1,521	1,393

Household Income



Radius	Median Household Income
1-Mile	\$38,632.25
3-Mile	\$34,475.50
5-Mile	\$44,508.13

Radius	Average Household Income
1-Mile	\$44,841.13
3-Mile	\$44,639.92
5-Mile	\$53,311.73

Radius	Aggregate Household Income
1-Mile	\$99,344,411.08
3-Mile	\$537,949,907.23
5-Mile	\$1,077,479,412.41

Education

	1-Mile	3-mile	5-mile
Pop > 25	3,501	25,704	39,696
High School Grad	980	5,232	7,655
Some College	903	6,028	9,597
Associates	145	1,114	1,689
Bachelors	825	5,910	9,399
Masters	269	3,330	5,127
Prof. Degree	61	648	1,063
Doctorate	19	743	1,098

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	44 %	80 %	86 %
Teen's	24 %	44 %	56 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	19 %	41 %	79 %
New Homes	25 %	32 %	56 %
New Households	92 %	199 %	179 %
Military Households	98 %	308 %	413 %
Households with 4+ Cars	45 %	134 %	124 %
Public Transportation Users	2 %	4 %	3 %
Young Wealthy Households	0 %	0 %	0 %

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.

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	82,949,536		489,247,014		877,846,923	
Average annual household	39,150		38,890		42,180	
Food	5,300	13.54 %	5,289	13.60 %	5,642	13.38 %
Food at home	3,610		3,598		3,773	
Cereals and bakery products	510		508		533	
Cereals and cereal products	182		181		190	
Bakery products	327		326		343	
Meats poultry fish and eggs	734		733		764	
Beef	170		170		178	
Pork	132		130		136	
Poultry	140		140		145	
Fish and seafood	116		117		122	
Eggs	61		60		62	
Dairy products	360		360		378	
Fruits and vegetables	721		717		757	
Fresh fruits	105		105		111	
Processed vegetables	143		142		148	
Sugar and other sweets	132		131		138	
Fats and oils	113		113		119	
Miscellaneous foods	684		680		712	
Nonalcoholic beverages	319		317		328	
Food away from home	1,689		1,691		1,869	
Alcoholic beverages	263		262		293	
Housing	14,764	37.71 %	14,648	37.67 %	15,623	37.04 %
Shelter	8,898		8,833		9,435	
Owned dwellings	4,734		4,640		5,197	
Mortgage interest and charges	2,335		2,281		2,574	
Property taxes	1,551		1,526		1,727	
Maintenance repairs	847		832		895	
Rented dwellings	3,583		3,605		3,557	
Other lodging	580		587		680	
Utilities fuels	3,600		3,549		3,735	
Natural gas	320		317		339	
Electricity	1,489		1,470		1,526	
Fuel oil	130		128		139	
Telephone services	1,109		1,089		1,151	
Water and other public services	550		543		577	
Household operations	930	2.38 %	922	2.37 %	1,015	2.41 %
Personal services	252		251		283	
Other household expenses	677		671		731	
Housekeeping supplies	497		499		528	
Laundry and cleaning supplies	144		144		149	
Other household products	278		279		300	
Postage and stationery	75		76		79	
Household furnishings	838		843		909	
Household textiles	67		68		71	
Furniture	170		175		194	
Floor coverings	18		18		20	
Major appliances	118		113		123	
Small appliances	71		72		78	
Miscellaneous	393		394		420	
Apparel and services	1,109	2.83 %	1,134	2.92 %	1,189	2.82 %
Men and boys	192		198		215	
Men 16 and over	153		158		174	
Boys 2 to 15	39		40		41	
Women and girls	412		419		437	

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Women 16 and over	340	348	365
Girls 2 to 15	72	71	71
Children under 2	89	91	92

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	82,949,536		489,247,014		877,846,923	
Average annual household	39,150		38,890		42,180	
Transportation	5,382	13.75 %	5,317	13.67 %	5,764	13.67 %
Vehicle purchases	1,191		1,187		1,311	
Cars and trucks new	573		560		639	
Cars and trucks used	587		597		638	
Gasoline and motor oil	1,823		1,795		1,899	
Other vehicle expenses	2,021		1,982		2,161	
Vehicle finance charges	132		128		143	
Maintenance and repairs	716		708		762	
Vehicle insurance	927		902		989	
Vehicle rental leases	244		243		265	
Public transportation	345		352		393	
Health care	3,031	7.74 %	2,968	7.63 %	3,229	7.66 %
Health insurance	2,030		1,993		2,153	
Medical services	601		585		651	
Drugs	302		293		319	
Medical supplies	97		96		105	
Entertainment	2,289	5.85 %	2,257	5.80 %	2,459	5.83 %
Fees and admissions	369		369		430	
Television radios	889		874		923	
Pets toys	839		829		899	
Personal care products	503		502		542	
Reading	43		43		47	
Education	988		1,055		1,143	
Tobacco products	396		390		391	
Miscellaneous	596	1.52 %	581	1.49 %	652	1.55 %
Cash contributions	1,005		977		1,099	
Personal insurance	3,477		3,459		4,100	
Life and other personal insurance	123		120		136	
Pensions and Social Security	3,354		3,338		3,964	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,299	4,823	30.28 %	1,990	3,081	2,884	3,415	251
3-Mile	2020	18,342	13,786	30.82 %	5,656	7,805	6,847	11,495	409
5-Mile	2020	29,204	22,101	29.37 %	8,499	14,500	12,775	16,429	1,170
1-Mile	2023	5,914	4,823	21.67 %	1,849	2,928	2,676	3,238	1,002
3-Mile	2023	17,050	13,786	21.37 %	5,235	7,302	6,099	10,951	2,648
5-Mile	2023	26,921	22,101	19.37 %	7,819	13,388	11,565	15,356	4,977

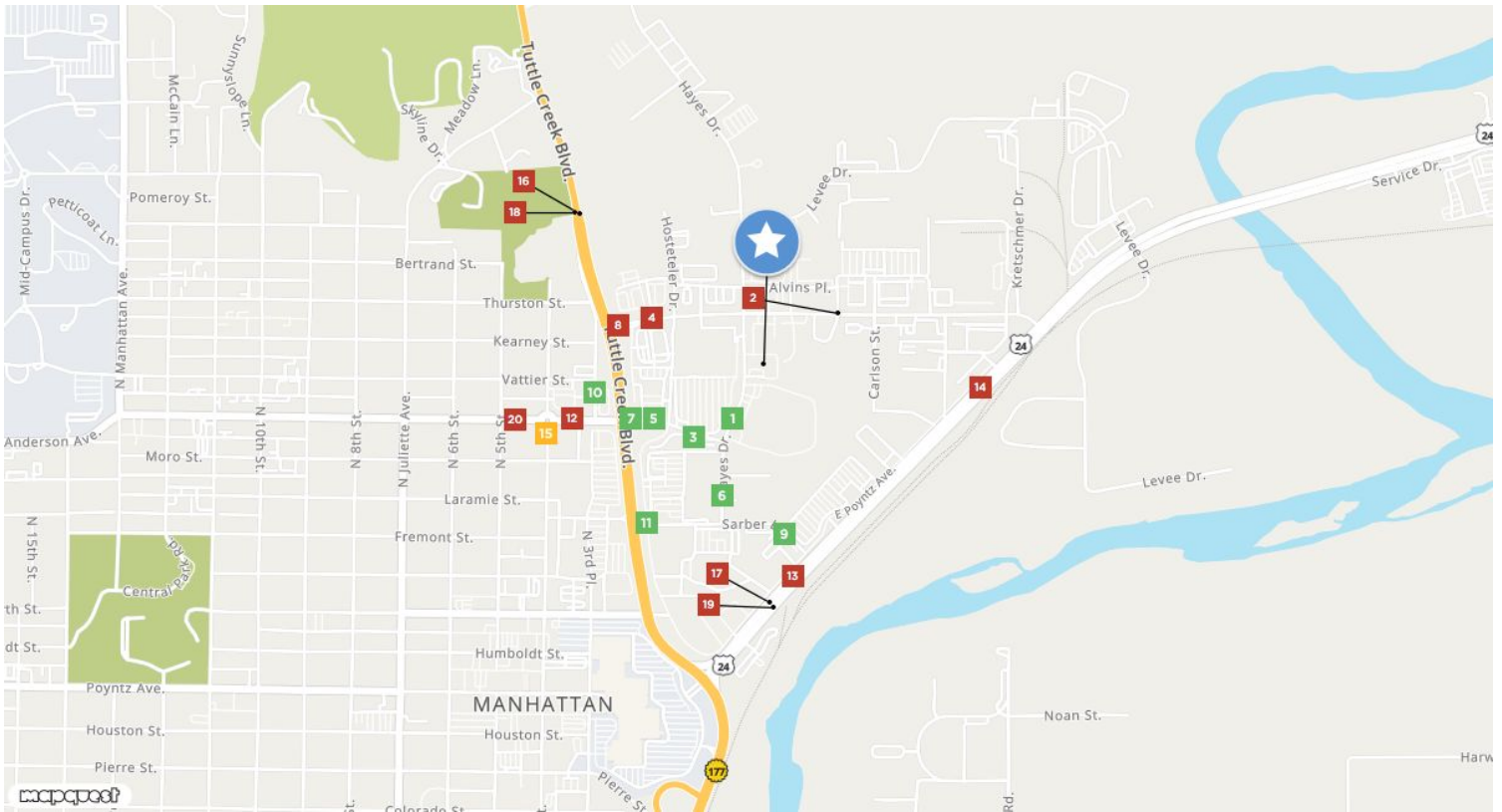


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Traffic Counts



Hayes Drive	1
Casement Rd	
Year: 2021	4,728
Year: 2018	7,030

Landing Pl	2
Year: 2021	14,946

Bluemont Avenue	3
Service Cir	
Year: 2021	1,918
Year: 2018	1,860

McCall Road	4
Frontage Rd	
Year: 2021	14,946
Year: 2018	12,920

Bluemont Ave	5
Year: 2021	3,683

Hayes Drive	6
Service Cir	
Year: 2018	4,665

Tuttle Creek Blvd	7
Year: 2021	3,683

McCall Road	8
Tuttle Creek Blvd	
Year: 2021	14,946
Year: 2018	14,500

Sarber Lane	9
Hayes Dr	
Year: 2021	1,821
Year: 2018	1,765

North 3rd Street	10
Vattier St	
Year: 2018	2,580

Frontage Road	11
Sarber Ln	
Year: 2021	3,052
Year: 2018	2,565

Bluemont Avenue	12
Bluemont Ave	
Year: 2021	19,050
Year: 2018	14,500

East Poyntz Avenue	13
Hwy 24	
Year: 2018	16,100

United States Highway 24	14
Enoch Ln	
Year: 2008	13,800
Year: 2001	14,820

North 4th Street	15
Humboldt St	
Year: 2021	7,097
Year: 2018	5,065

Tuttle Creek Boulevard	16
Paul Revere Run	
Year: 2021	24,200
Year: 2018	12,400

East Poyntz Avenue	17
Tuttle Creek Blvd	
Year: 2021	16,000
Year: 2018	1,960

Tuttle Creek Boulevard	18
Ehlers Rd	
Year: 2021	24,200
Year: 2018	24,600
Year: 2008	14,600

East Poyntz Avenue	19
McCall Rd	
Year: 2021	16,000
Year: 2018	26,100

N 5th St	20
Year: 2021	19,050

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