

Retail For Lease

Former Joann's in Super Regional Pow...

Retail: Community/Specialty For Lease

6930 W Kellogg, Wichita, KS, 67209

Prepared on June 23, 2025



Listing Details | Retail For Lease

Suite	6930
Sublease	No
Total Available Space	22,182 SF
Min Div/Max Contig	Not present/22,182 SF
Asking Rate	\$13.00 Annual/SF
Monthly Rate	\$24,031
Lease Type	-
Expenses	\$3.50 (NNN)
Lease Terms	Negotiable

Signage	None
Show Instructions	Call broker
Vacant	Yes
Vacant Date	6/01/2025
Available Date	6/23/2025
Days On Market	6 days
Date Listed	6/17/2025
Last Modified	6/23/2025
Listing ID	42832583

Property Details

Building Class	-
Property Type	Retail
Sub Type	Community/Specialty
Zoning	GC
Building Status	Existing
Building Size	156,036 SF
Land Size	14.34 Acres / 624,557 SF
Number of Buildings	1

Floors	1
Year Built/Renovated	-
Primary Construction	Framed
Occupancy Type	Multi-tenant
Parcels	00327409, 00337257, 0...
Legal Owner	Hays Partners II LLC
Submarket	-
County	Sedgwick

Description

This is a 22,182 sf suite formerly occupied by Joann Fabrics that is part of a 1,142,000 Super Regional Power Center serving West Wichita, neighboring communities and nearby Eisenhower National Airport. Located adjacent to Five Below, Ross, Kohl's and a new Salon Brands store opening in the Fall 2025. Other national retailers in the Power Center include Walmart, Sam's, TJ Maxx, Office Depot, Northern Tool, Dollar Tree, McDonald's, Burlington, Mattress Hub, Famous Footwear and Wendy's. Other national retailers nearby include Lowe's, Target, Slumberland, Furniture Row, and Beds for Less. Close highway access includes Kellogg/US Hwy 54 and I 235 (168,000 vehicles per day). Access from both Dugan Drive and Ridge Road.

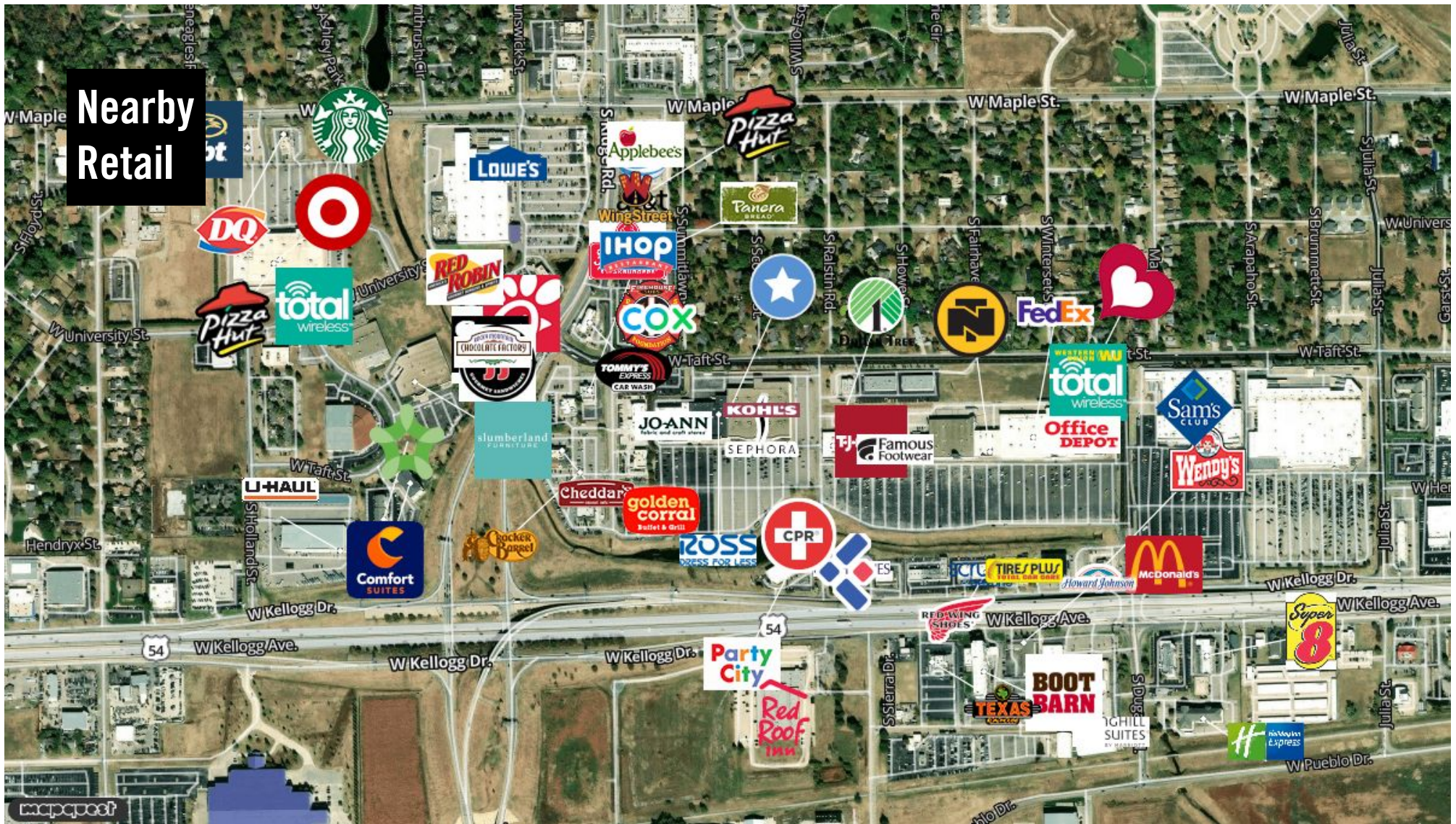
This suite has an open concept floorplan with the show room having approximately 19,000 sf. The storage area and shipping/receiving is approximately 1,600 sf. The balance of the space is composed of two restrooms, office and breakroom. Entrance includes a weather protected vestibule between two sliding glass doors. The suite has high open ceilings and two dock high doors for shipping and receiving in the back of store.

Contact



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6920 - 6930 W Kellogg Dr



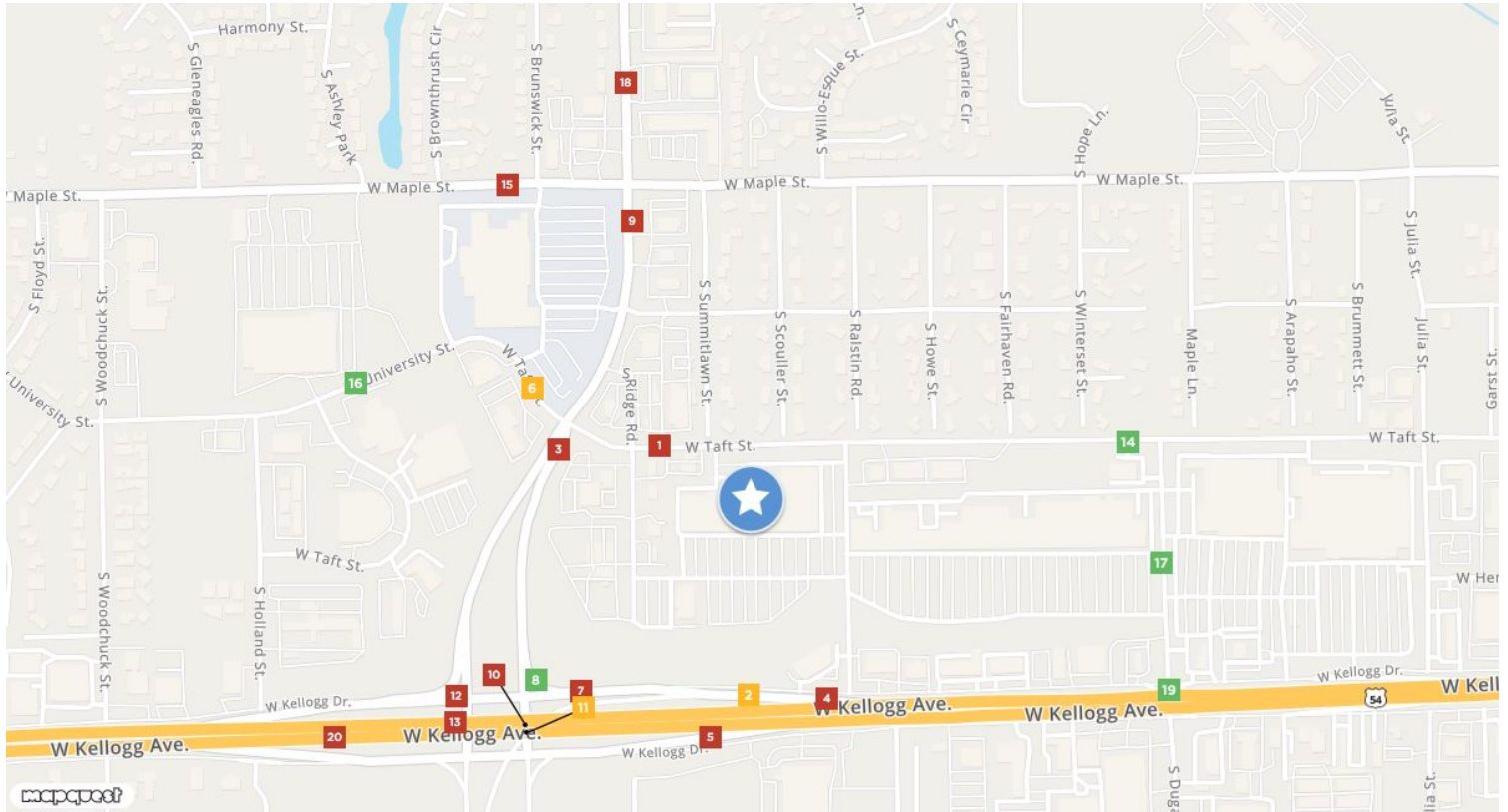
6920 - 6930 W Kellogg Dr



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Traffic Counts



Taft Street 1 W Taft St Year: 2008 10,241 Year: 2000 10,453	W Kellogg Dr S 2 S Airport Rd Year: 2018 9,755 Year: 2009 9,549	Eisenhower Airport 3 S Mid Continent Rd Year: 2021 14,470 Year: 2018 9,000	W McCormick Ave 4 Year: 2021 11,570 Year: 2018 59,900	W Kellogg St 5 S Mid Continent Rd Year: 2018 10,015 Year: 2009 8,446
W University St 6 Year: 2008 5,420	W Kellogg Dr N 7 Year: 2021 10,015	W Kellogg Dr N 8 Year: 2008 3,500	South Ridge Road 9 S Mid Continent Rd Year: 2008 22,185 Year: 2000 26,300 Year: 2000 21,905	Eisenhower Airport 10 W Kellogg St Year: 2018 68,200 Year: 2008 10,103
W 11 Year: 2021 9,755 Year: 2018 68,200 Year: 2008 68,000	West Kellogg Drive 12 S Air Cargo Rd Year: 2021 10,160 Year: 2000 9,620	Vietnam Veterans Memorial 13 S Tyler Rd Year: 2021 62,506 Year: 2000 29,479	Taft Street 14 S Meadowhaven St Year: 2021 1,918 Year: 2018 1,860	Maple St 15 Year: 2000 21,720 Year: 2000 18,506 Year: 1995 14,386
West University Street 16 W Taft St Year: 2021 1,439 Year: 2008 10,468 Year: 2000 3,462	S Dugan St 17 Year: 2021 3,982	Ridge Road 18 S Mid Continent Rd Year: 2008 23,965 Year: 2000 22,026 Year: 1995 19,777	South Dugan Road 19 W Kellogg St Year: 2018 3,860	Vietnam Veterans Memorial 20 Seville St Year: 2021 62,506 Year: 2018 49,900



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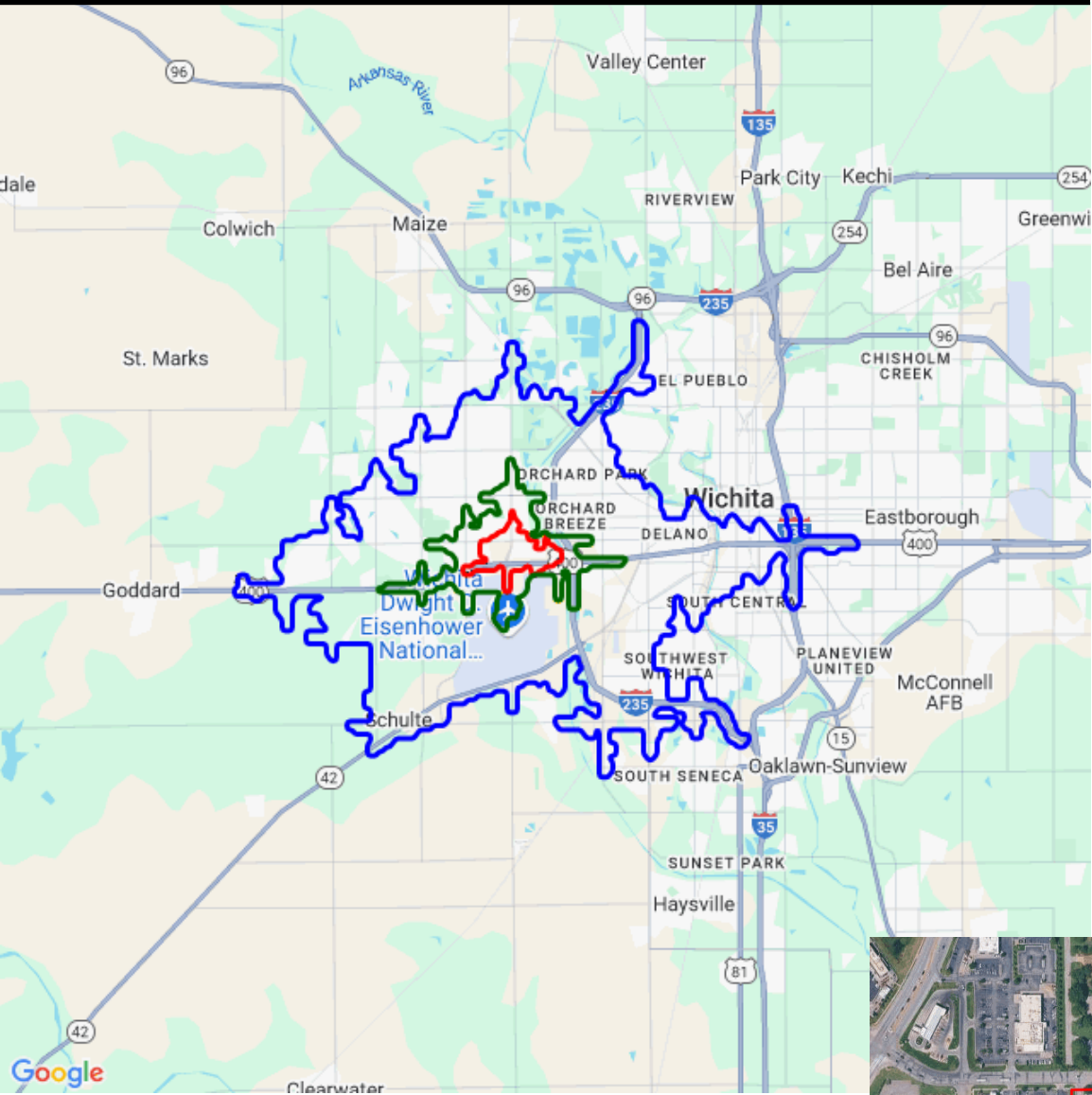


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6920 - 6930 W Kellogg Dr



Demographic Report



6920 - 6930 W Kellogg Dr

Population

Distance	Male	Female	Total
3- Minute	1,373	1,439	2,812
5- Minute	5,896	5,818	11,713
10 Minute	56,755	57,458	114,214

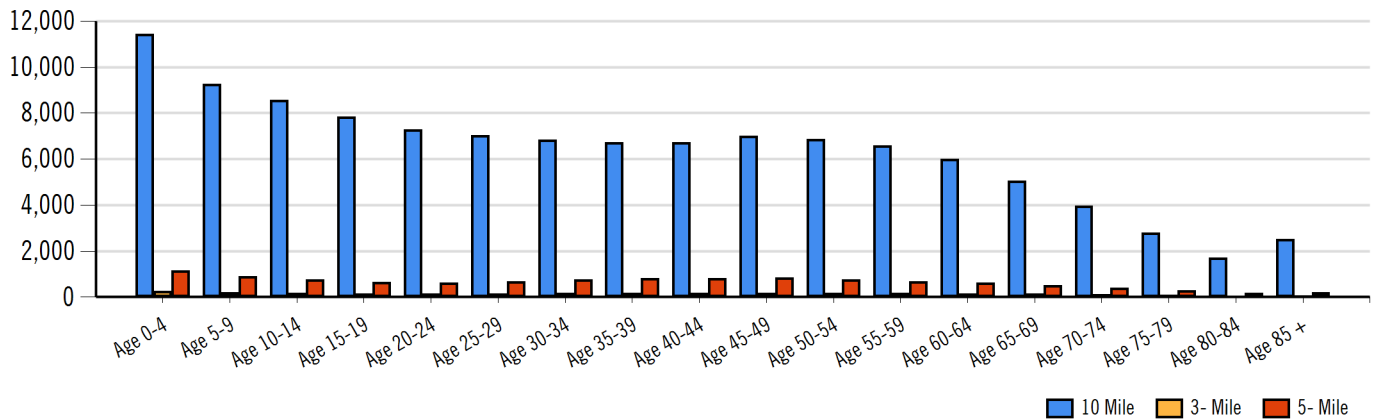


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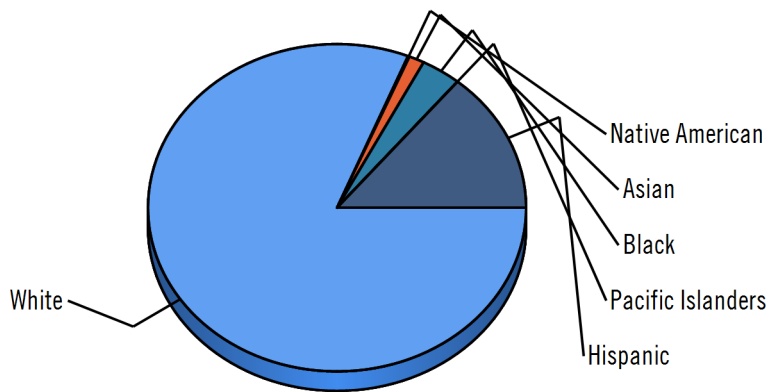


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Population by Distance and Age (2020)

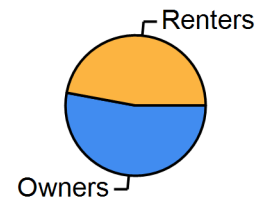


Ethnicity within 5 Minute

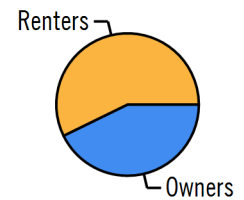


White Native American Asian Black Pacific Islanders Hispanic

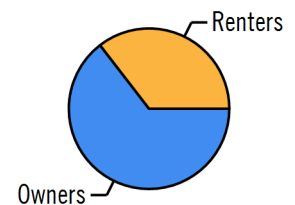
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,439	50	1.18 %
5-Minute	6,159	188	1.36 %
10-Minute	53,276	1,924	2.79 %

6920 - 6930 W Kellogg Dr



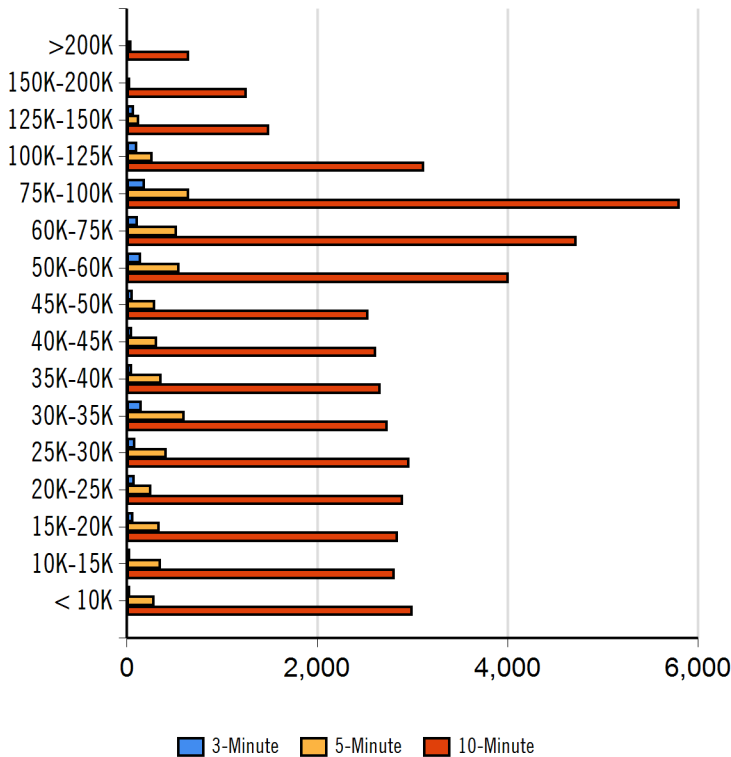
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	0	130	291	24	145	69	10	112	277	155	44	107
5-Minute	54	3	458	1,178	155	586	313	47	429	1,192	711	204	520
10-Minute	324	236	3,554	11,421	1,670	5,596	2,297	733	3,968	11,388	4,621	2,238	2,981

Household Income



Radius Median Household Income

3-Minute	\$44,030.33
10-Minute	\$47,268.81
5-Minute	\$49,685.00

Radius Average Household Income

10-Minute	\$54,697.61
3-Minute	\$56,047.50
5-Minute	\$58,421.28

Radius Aggregate Household Income

3-Minute	\$73,377,601.97
5-Minute	\$278,133,507.81
10-Minute	\$2,651,709,924.63

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,842	7,607	69,835
High School Grad	452	1,975	21,466
Some College	525	2,184	17,783
Associates	136	488	3,791
Bachelors	327	1,500	11,687
Masters	99	427	3,485
Prof. Degree	14	64	755
Doctorate	7	60	340

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	28 %	42 %	84 %
Teen's	31 %	41 %	77 %
Expensive Homes	48 %	53 %	14 %
Mobile Homes	0 %	13 %	30 %
New Homes	1 %	84 %	66 %
New Households	57 %	78 %	88 %
Military Households	3 %	32 %	36 %
Households with 4+ Cars	27 %	38 %	65 %
Public Transportation Users	8 %	7 %	11 %
Young Wealthy Households	0 %	0 %	23 %

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	55,660,300		226,546,712		2,037,919,423	
Average annual household	43,341		44,510		43,256	
Food	5,705	13.16 %	5,850	13.14 %	5,723	13.23 %
Food at home	3,843		3,915		3,843	
Cereals and bakery products	546		555		545	
Cereals and cereal products	195		199		195	
Bakery products	350		356		350	
Meats poultry fish and eggs	771		782		776	
Beef	178		181		180	
Pork	143		144		142	
Poultry	144		146		146	
Fish and seafood	121		123		122	
Eggs	64		65		63	
Dairy products	378		389		381	
Fruits and vegetables	777		791		771	
Fresh fruits	114		116		113	
Processed vegetables	153		155		151	
Sugar and other sweets	142		145		142	
Fats and oils	123		125		122	
Miscellaneous foods	725		740		726	
Nonalcoholic beverages	335		339		335	
Food away from home	1,861		1,935		1,880	
Alcoholic beverages	294		305		294	
Housing	16,043	37.02 %	16,389	36.82 %	16,004	37.00 %
Shelter	9,626		9,873		9,631	
Owned dwellings	5,558		5,751		5,501	
Mortgage interest and charges	2,728		2,858		2,710	
Property taxes	1,861		1,919		1,840	
Maintenance repairs	969		974		951	
Rented dwellings	3,421		3,436		3,446	
Other lodging	646		685		683	
Utilities fuels	3,957		3,990		3,893	
Natural gas	361		366		355	
Electricity	1,602		1,607		1,582	
Fuel oil	149		151		145	
Telephone services	1,233		1,245		1,206	
Water and other public services	611		619		602	
Household operations	1,040	2.40 %	1,067	2.40 %	1,042	2.41 %
Personal services	281		291		284	
Other household expenses	759		775		758	
Housekeeping supplies	528		538		539	
Laundry and cleaning supplies	148		151		150	
Other household products	306		311		309	
Postage and stationery	72		75		78	
Household furnishings	891		919		898	
Household textiles	63		66		67	
Furniture	169		180		180	
Floor coverings	20		21		21	
Major appliances	146		146		132	
Small appliances	78		79		79	
Miscellaneous	412		425		416	
Apparel and services	1,111	2.56 %	1,139	2.56 %	1,149	2.66 %
Men and boys	206		213		212	
Men 16 and over	172		178		174	
Boys 2 to 15	33		35		37	
Women and girls	409		421		423	



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Women 16 and over	334	347	350
Girls 2 to 15	75	74	72
Children under 2	84	86	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	55,660,300		226,546,712		2,037,919,423	
Average annual household	43,341		44,510		43,256	
Transportation	6,076	14.02 %	6,198	13.92 %	5,969	13.80 %
Vehicle purchases	1,350		1,406		1,325	
Cars and trucks new	677		722		671	
Cars and trucks used	633		641		619	
Gasoline and motor oil	2,013		2,042		1,970	
Other vehicle expenses	2,351		2,369		2,289	
Vehicle finance charges	159		162		152	
Maintenance and repairs	789		807		786	
Vehicle insurance	1,131		1,117		1,077	
Vehicle rental leases	271		281		273	
Public transportation	361		381		383	
Health care	3,557	8.21 %	3,595	8.08 %	3,454	7.99 %
Health insurance	2,362		2,381		2,297	
Medical services	725		739		697	
Drugs	358		361		349	
Medical supplies	111		112		110	
Entertainment	2,595	5.99 %	2,651	5.96 %	2,561	5.92 %
Fees and admissions	423		453		437	
Television radios	991		998		967	
Pets toys	941		958		934	
Personal care products	548		564		551	
Reading	48		48		48	
Education	899		965		1,002	
Tobacco products	407		407		405	
Miscellaneous	693	1.60 %	721	1.62 %	697	1.61 %
Cash contributions	1,245		1,276		1,191	
Personal insurance	4,116		4,395		4,201	
Life and other personal insurance	151		151		145	
Pensions and Social Security	3,964		4,244		4,056	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,461	1,214	44.10 %	491	844	769	693	45
5-Minute	2020	6,361	5,072	200.65 %	2,576	3,221	2,772	3,588	270
10-Minute	2020	54,101	44,774	1,819.26 %	16,873	33,884	34,033	20,068	4,494
3-Minute	2023	1,259	1,214	8.68 %	423	727	668	591	325
5-Minute	2023	5,512	5,072	63.29 %	2,233	2,788	2,335	3,177	1,424
10-Minute	2023	47,028	44,774	409.65 %	14,663	29,453	30,612	16,416	14,123



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6920-6930 W Kellogg Dr, Wichita, KS 67209

CITY, STATE

Wichita, KS

POPULATION

114,214

AVG. HHSIZE

2.45

MEDIAN HH INCOME

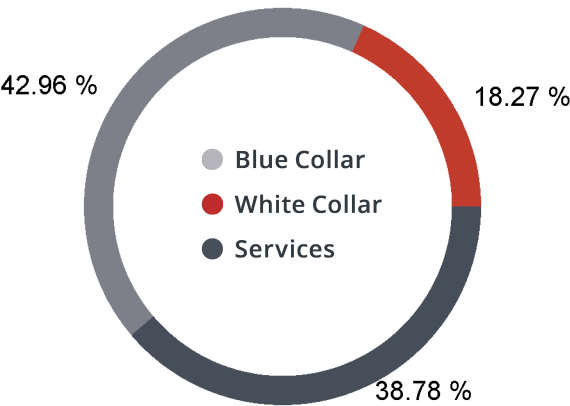
\$47,269

HOME OWNERSHIP

Renters: 16,355

Owners: 29,755

EMPLOYMENT



46.65 %
Employed

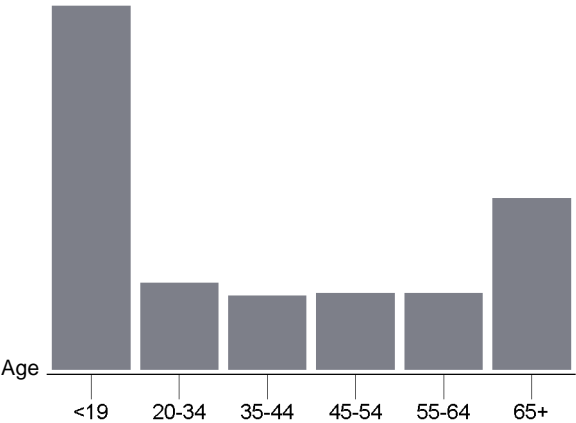
1.68 %
Unemployed

EDUCATION

High School Grad: 30.74 %
Some College: 25.46 %
Associates: 5.43 %
Bachelors: 27.20 %

GENDER & AGE

49.69 %
50.31 %

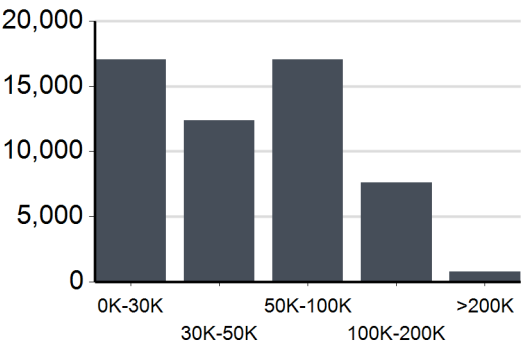


RACE & ETHNICITY

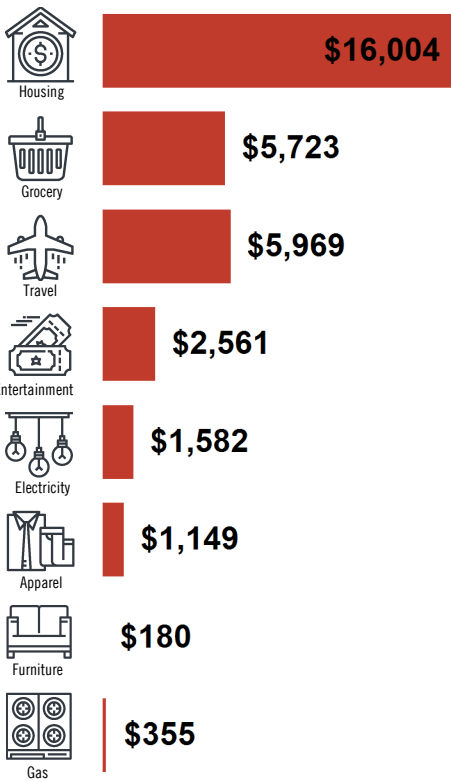
White: 75.65 %
Asian: 1.44 %
Native American: 0.21 %
Pacific Islanders: 0.02 %
African-American: 4.45 %
Hispanic: 10.88 %
Two or More Races: 7.36 %



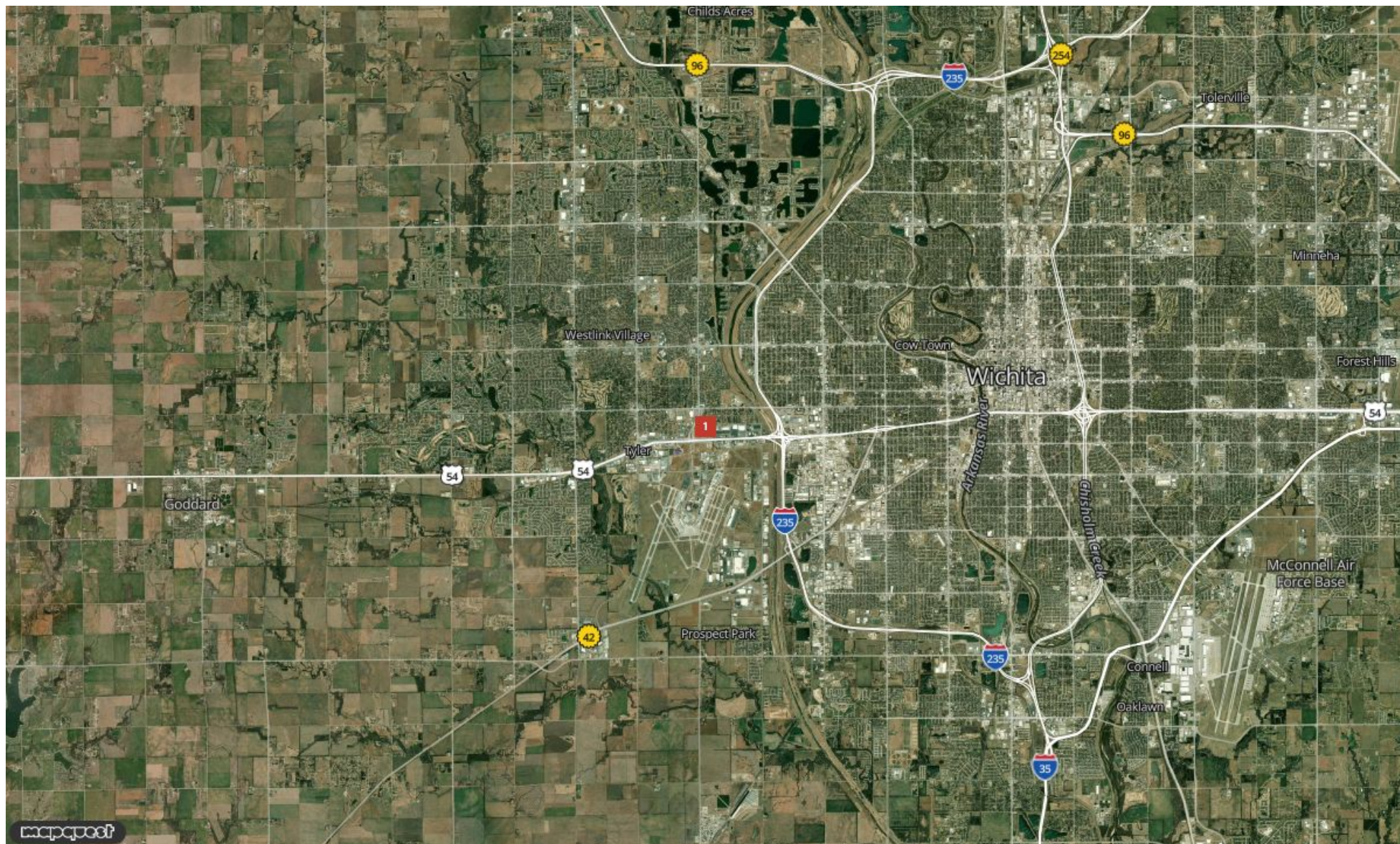
INCOME BY HOUSEHOLD



HH SPENDING



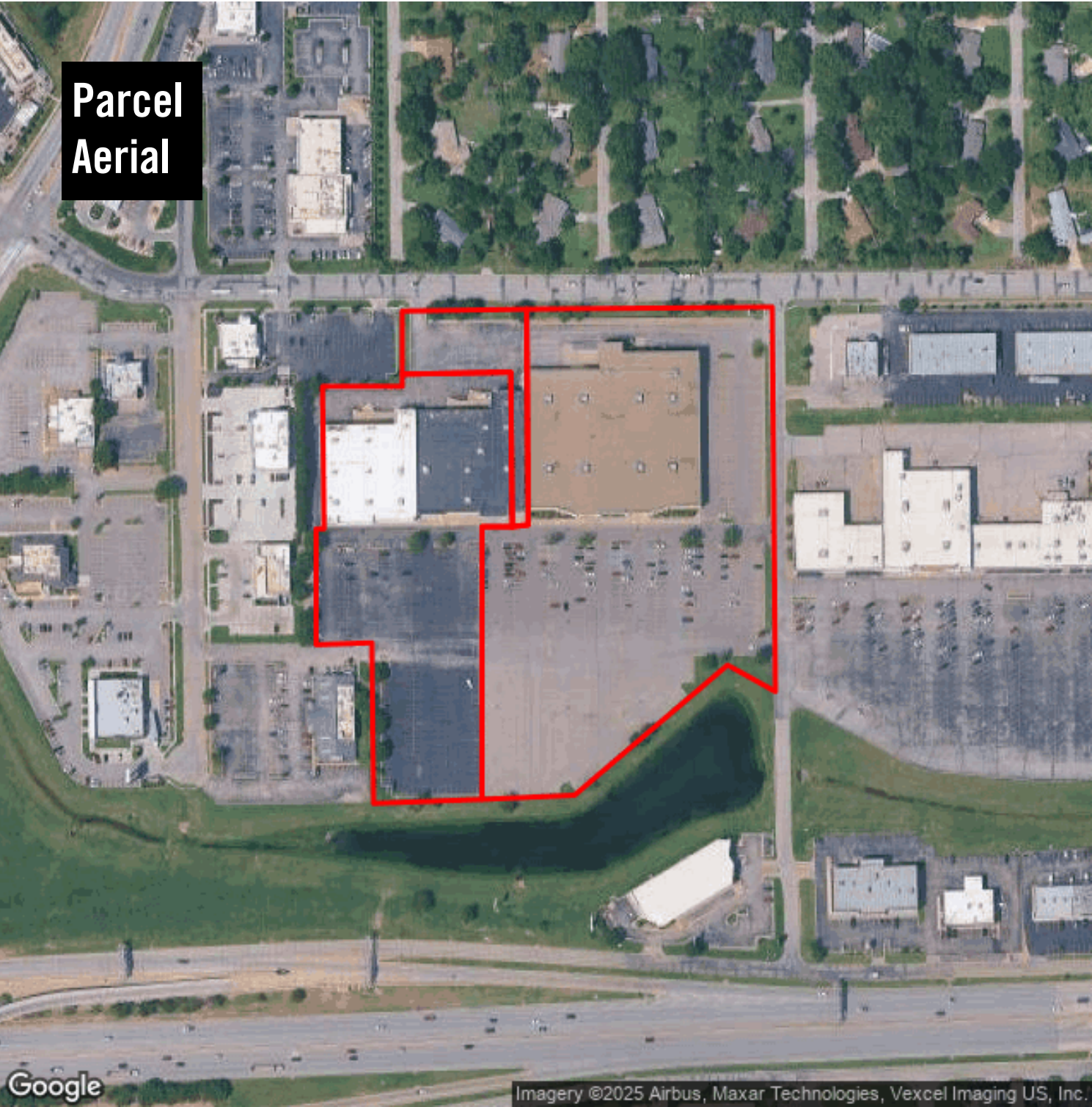
Report for 6920 - 6930 W Kell...



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