

Retail For Lease



Pestinger Real Estate

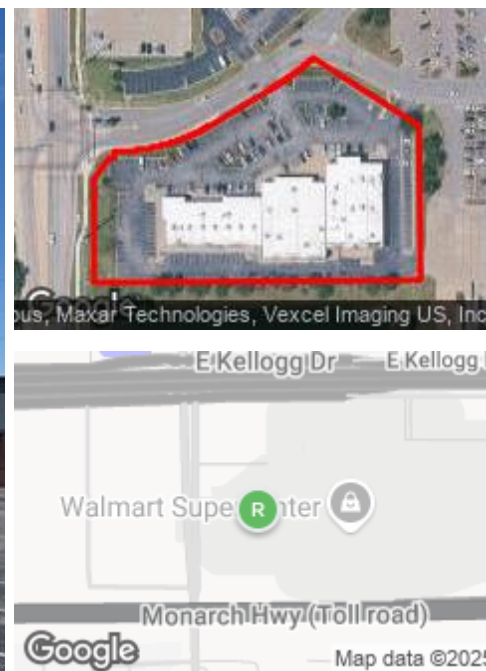
9412 East Central Avenue Wichita, KS 67206 | 316-650-2606

One Kellogg Center

11333 E Kellogg Dr, Wichita, KS, 67207

Retail: Neighborhood Center (Grocery Anchored) For Lease

Prepared on July 23, 2025



Listing Details | Retail For Lease

Suite	103	Signage	On Building & Free-Sta...
Sublease	-	Vacant	-
Total Available Space	7,470 SF	Vacant Date	9/01/2025
Min Div/Max Contig	7,470 SF	Available Date	9/01/2025
Asking Rate	\$18.00 Annual/SF	Date Listed	7/24/2025
Monthly Rate	\$11,205	Last Modified	7/23/2025
Lease Type	NNN	Listing ID	43016460
Expenses	\$6.00	Restrooms	2
Lease Terms	Negotiable	Parking Spaces	-

Description

Former Petland Suite 103 with 7,470 sf that has a potential of 11,790 sf when combined with adjacent Suite 100. Open floorplan with high traffic visibility with Walmart and Lowes serving as shadow anchors.

Property Details

Building Class	-	Floors	1
Property Type	Retail	Year Built	2002
Sub Type	Neighborhood Grocery ...	Primary Construction	Framed
Zoning	LI	Occupancy Type	Multi-tenant
Building Status	Existing	Parcels	00500317
Building Size	35,475 SF	Legal Owner	Hays Partners II LLC
Land Size	3.07 Acres / 133,908 SF	Submarket	-
Number of Buildings	1	County	Sedgwick

Contact



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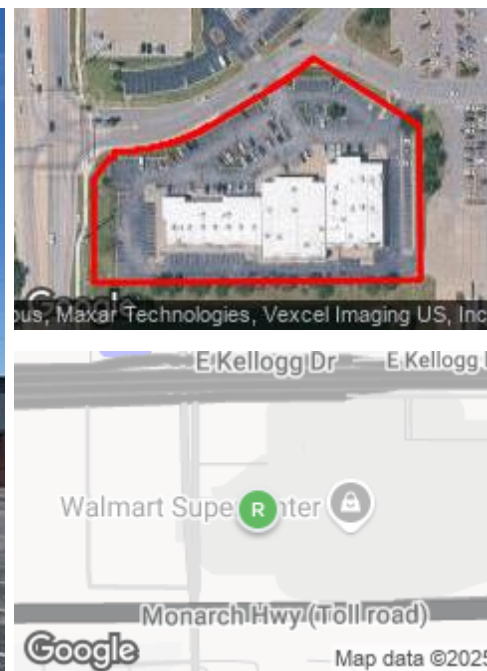
9412 East Central Avenue Wichita, KS 67206 | 316-650-2606

One Kellogg Place

11333 E. Kellogg, Wichita, KS, 67207

Retail: Neighborhood Center (Grocery Anchored) For Lease

Prepared on July 23, 2025



Listing Details | Retail For Lease

Suite	100
Sublease	No
Total Available Space	4,500 SF
Min Div/Max Contig	Not present/4,500 SF
Asking Rate	\$18.00 Annual/SF
Monthly Rate	\$6,750
Lease Type	NNN
Expenses	\$6.00 (NNN)

Lease Terms	5
Vacant	Yes
Available Date	6/01/2025
Days On Market	72 days
Date Listed	5/12/2025
Last Modified	7/23/2025
Listing ID	29930691
Parking Spaces	-

Property Details

Building Class	-
Property Type	Retail
Sub Type	Neighborhood Grocery ...
Zoning	LI
Building Status	Existing
Building Size	35,475 SF
Land Size	3.07 Acres / 133,908 SF
Number of Buildings	1

Floors	1
Year Built	2002
Primary Construction	Framed
Occupancy Type	Multi-tenant
Parcels	00500317
Legal Owner	Hays Partners li Llc
Submarket	-
County	Sedgwick

Description

11333 E Kellogg Dr, Wichita KS, 67207. Highly visible regional retail center with excellent traffic shadowed anchored by Walmart, Lowe's, PetSmart, Starbucks, AT&T, T-Mobile, McDonald's, Burger King, IHOP and other national retailers. Located at Kellogg Dr & Greenwich Rd. with excellent demographics (see attached brochure for details). Existing tenants include Dollar Tree, Petland, H&R Block, Sport Clips, Ivy Nails & Spa, Cartridge World, Vape 100 and Cottonwood Dental. 4,500 sf end cap that was a former pizza restaurant. Asking Base Rent of \$18 per foot plus \$5.20 in NNN expenses. Tenant Improvement allowance is negotiable on a tenant by tenant basis. Local hands-on ownership and management. Recently repainted gray and has new roofing. MLS Number: 594867

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Moody's ANALYTICS | Catylist

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 11333 E Kellogg Dr N, Wichita, KS 67207

CITY, STATE

Wichita, KS

POPULATION

141,345

AVG. HHSIZE

2.45

MEDIAN HH INCOME

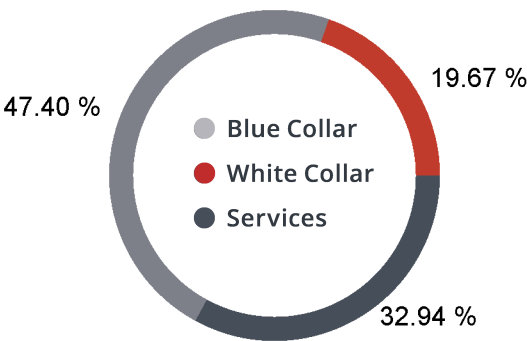
\$48,058

HOME OWNERSHIP

Renters: 22,640

Owners: 34,285

EMPLOYMENT



46.19 %

Employed

1.73 %

Unemployed

EDUCATION

High School Grad: 23.61 %

Some College: 24.82 %

Associates: 5.45 %

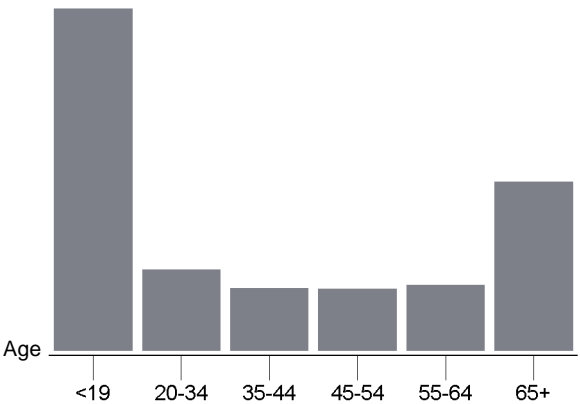
Bachelors: 36.29 %

GENDER & AGE

49.34 %



50.66 %



RACE & ETHNICITY

White: 62.35 %

Asian: 11.53 %

Native American: 0.08 %

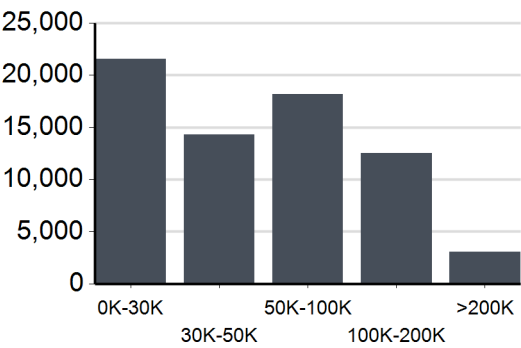
Pacific Islanders: 0.01 %

African-American: 10.10 %

Hispanic: 9.03 %

Two or More Races: 6.91 %

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,120



Grocery

\$5,788



Travel

\$5,964



Entertainment

\$2,548



Electricity

\$1,578



Apparel

\$1,188



Furniture

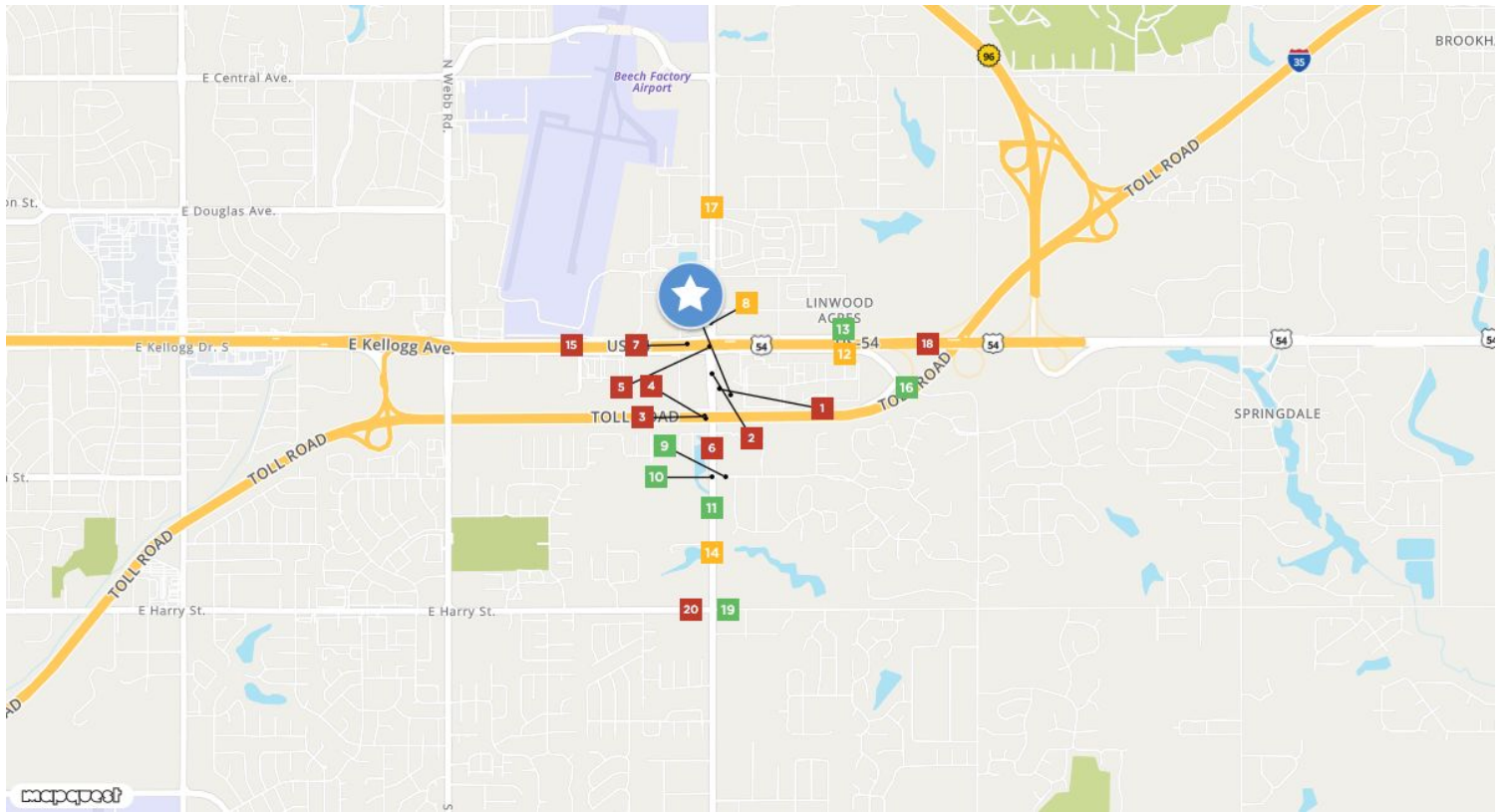
\$195



Gas

\$355

Traffic Counts



1	South Greenwood Road 2	I 35 3	I 35 4	Vietnam Veterans Memorial 5
S Greenwood Rd	E Orme St	I- 35	I- 35	United States Hwy 54
Year: 2013 10,430	Year: 2014 16,333	Year: 2021 16,500	Year: 2021 16,500	Year: 2021 41,985
	Year: 2000 7,970		Year: 2018 17,500	Year: 2000 20,084
	Year: 1996 7,241		Year: 2008 14,300	Year: 1995 16,650
6	Vietnam Veterans Memorial 7	South Greenwood Road 8	9	10
E Clark St	S Trig St	E Lewis St	S Greenwood Rd	E Bayley St
Year: 2015 17,763	Year: 2018 40,200	Year: 2018 8,060	Year: 2015 3,564	Year: 2021 4,064
Year: 1996 5,275	Year: 2000 26,483	Year: 2014 15,466		
	Year: 1995 21,702	Year: 2000 12,375		
11	12	13	14	15
South Greenwood Road	E Kellogg Dr S	E Kellogg Dr N	S Greenwood Rd	E Kellogg St
E Bayley St			E Bayley St	E Kellogg Dr S
Year: 2018 4,010	Year: 2011 7,565	Year: 2011 733	Year: 2000 6,796	Year: 2018 40,200
Year: 2006 1,433				
Year: 1996 9,097				
16	North Greenwood Road 17	E Kellogg St 18	15th St 19	East Harry Street 20
Lincoln	E Waterman St	E Kellogg Dr S		S Greenwood Rd
Year: 2021 2,301	Year: 2021 8,169	Year: 2000 20,285	Year: 2000 4,182	Year: 2018 12,440
Year: 2006 3,536	Year: 1996 6,214			Year: 2015 19,756
	Year: 1995 5,055			Year: 2000 8,220