

FOR LEASE

20217 W Kellogg Dr
(US Hwy 400)
Goddard, KS 67052

\$22-\$25 per sq foot
Modified Gross Lease



SPECIFICATIONS

- **Zoning:** C2 General Business District
- **Pricing:** \$22-\$25 per sq foot
- **Lease Type:** NNN

PROPERTY HIGHLIGHTS





- Located at the signalized intersection of Kellogg/U.S. 400 and Main St.
- Flexible Sizing: +/- 960 - 7,700 sq feet
- Desirable Goddard school system with vibrant and dynamic residential growth.
- Approximately 4,200 new residential units platted within a 5-mile radius of this development.
- Immediate trade area includes: McDonald's, Kwik Shop, Taco Bell, Pizza Hut, Subway, Sonic, Burger King, & Bomgaars.



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AREA DETAILS

 DAILY TRAFFIC COUNT 34,600	 MEDIAN HH INCOME \$52,508	 POPULATION (5 MILES) 118,612	 MEDIAN AGE 35
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