

Retail For Lease



Pestinger Real Estate

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

Highly Visible Kellogg & West St Location

Retail: Freestanding For Lease

434 S. West Street, Wichita, KS, 67213

Prepared on June 09, 2025



Listing Details | Retail For Lease

Suite	-
Secondary Uses	Office
Sublease	No
Total Available Space	5,600 SF
Min Div/Max Contig	5,600 SF
Asking Rate	\$13.00 Annual/SF
Monthly Rate	\$6,067
Lease Type	Net NNN
Expenses	NNN
Lease Terms	Negotiable
Signage	None
Show Instructions	Call broker

Vacant	No
Vacant Date	5/01/2025
Available Date	8/01/2025
Days On Market	28 days
Date Listed	5/12/2025
Last Modified	5/30/2025
Listing ID	41765489
Offices	1
Owner Occupied	Yes
Entire Floor	Yes
Restrooms	1
Parking Spaces	22

Description

Highly visible West Street location adjacent to McDonald's between Kellogg & Taft Streets in the center of national & local quick service brands. Approximately 29,000 vehicle traffic count at the intersection of West & Taft. Currently occupied by Salon Brands which will be vacating the site on May 1, 2025. Site has a 5,600 sf concrete block building on a 17,402 sf lot. Broadly zoned as Limited Industrial and is suitable for many uses including retail, restaurants, and office. National & local brands nearby including McDonald's, KFC, Starbucks, Dutch Brothers, Bank of America, Wells Fargo, Arby's, Dunkin Donuts, Verizon, Casey's, Spangles, Burger King and Star Lumber & Supply. 135' frontage on West Street. For sale at \$975,000 or for lease at \$13 psf NNN. Owner will consider a build-to-suit with longer term lease.

Property Details

Building Class	-
Property Type	Retail
Sub Type	Freestanding
Zoning	LI
Building Status	Existing

Building Size	6,211 SF
Land Size	0.4 Acres / 17,434 SF
Number of Buildings	1
Floors	1
Year Built	1988

Contact



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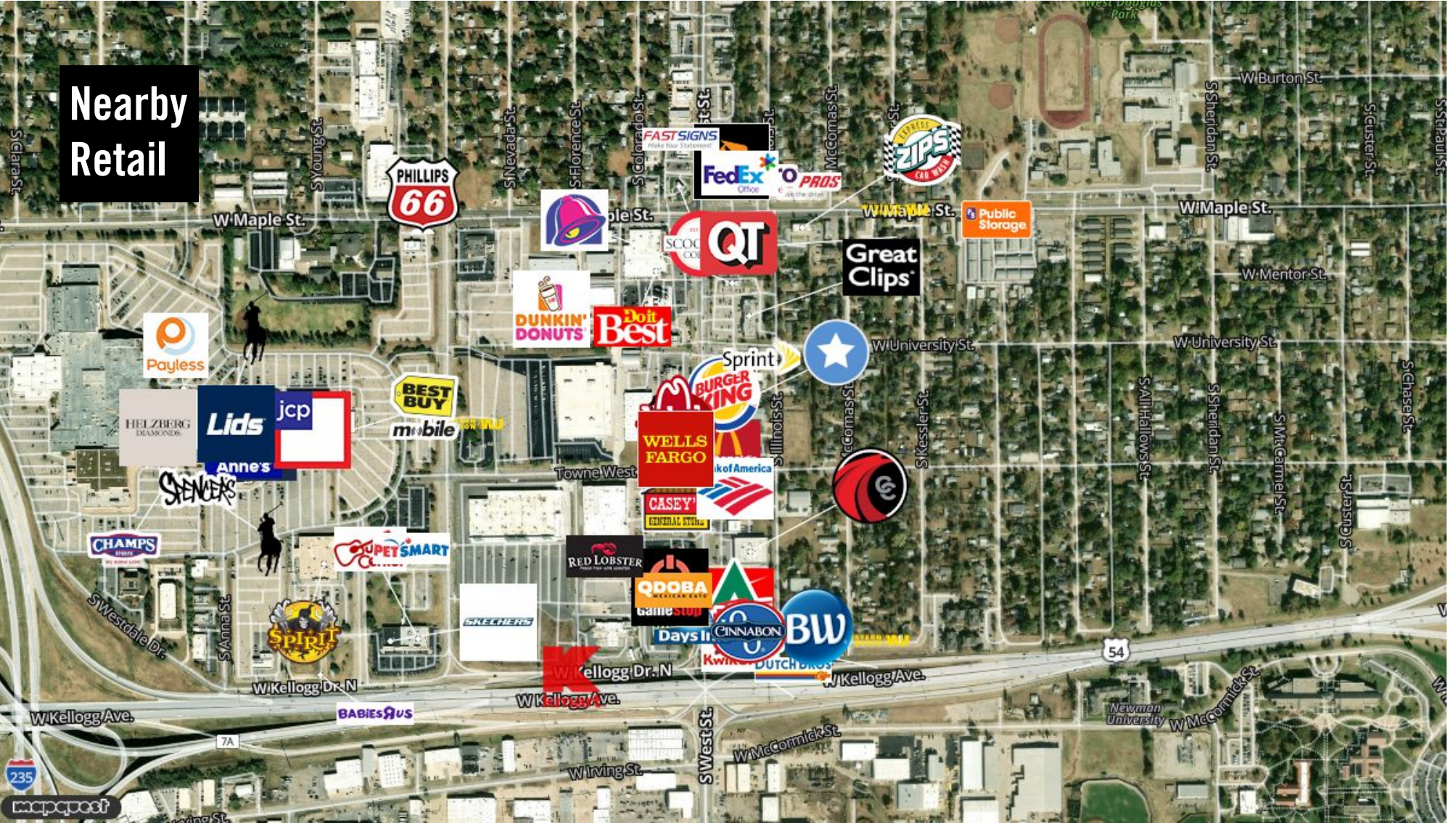


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MOODY'S

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Moody's
ANALYTICS

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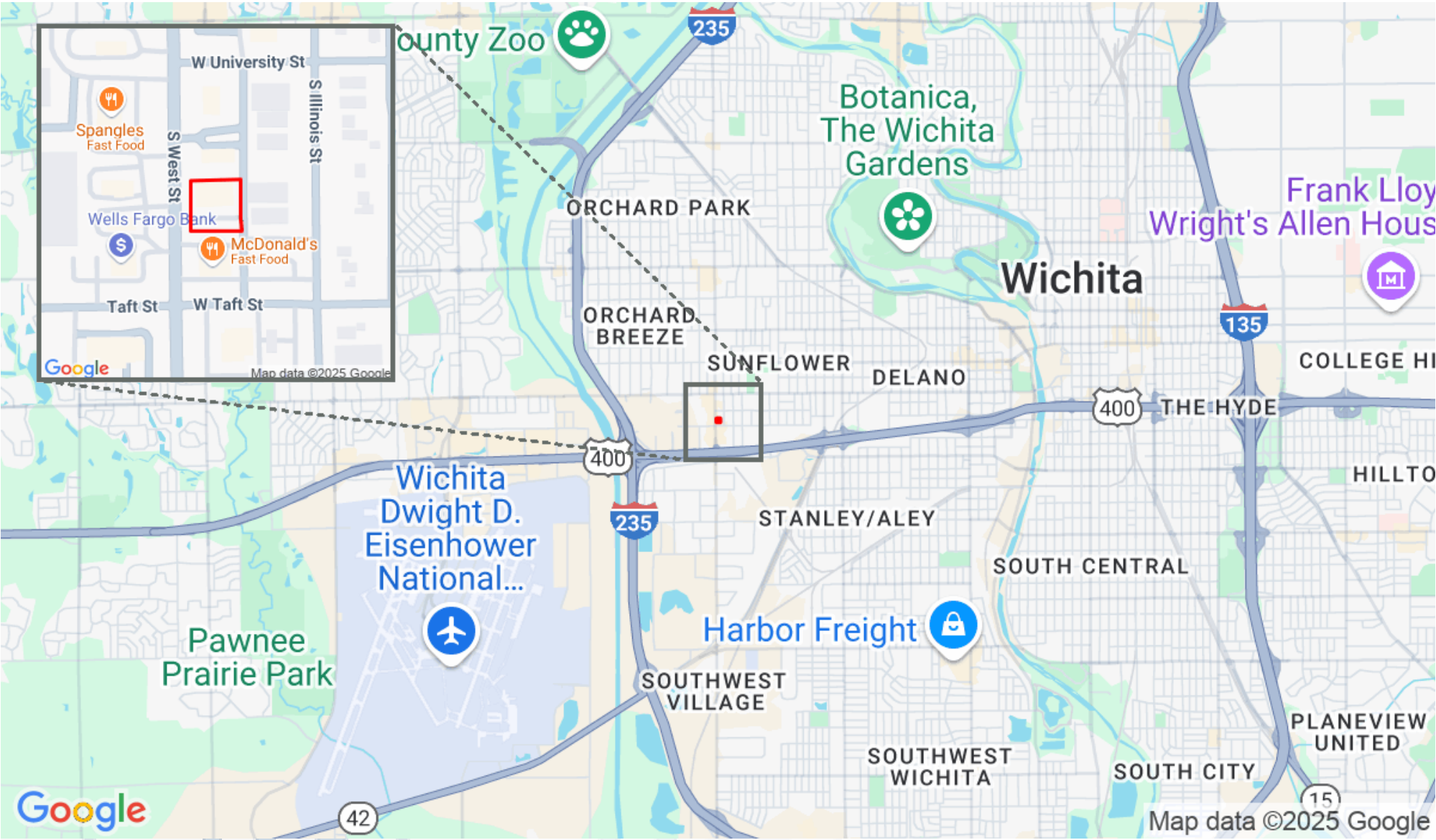
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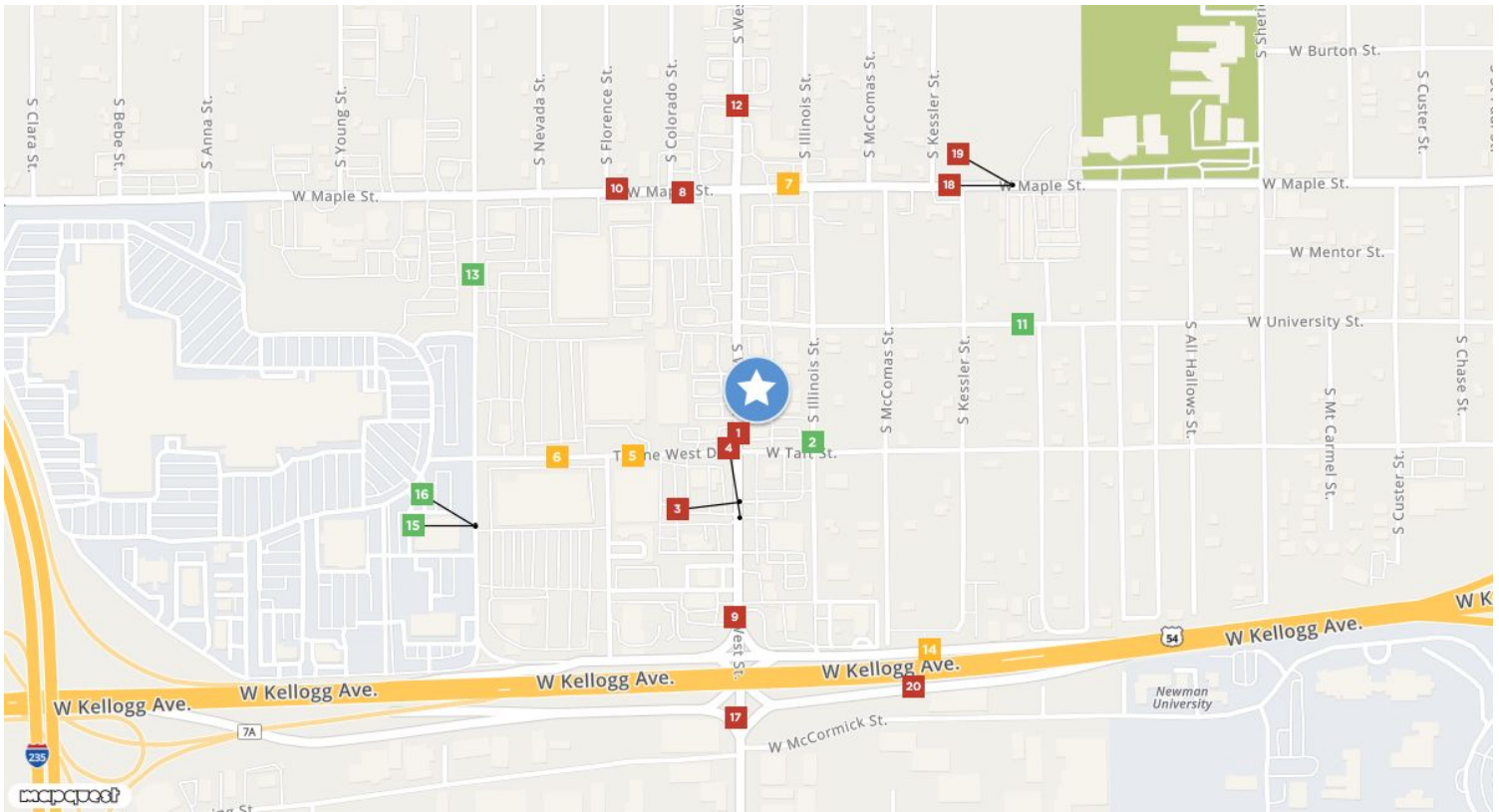
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Traffic Counts



South West Street	1
Taft St	
Year: 2021	19,978
Year: 2018	20,170
Year: 2000	21,536

S Illinois St	2
Taft St	
Year: 2000	4,262

S West St	3
Taft St	
Year: 2000	29,418

South West Street	4
W University St	
Year: 2013	26,913
Year: 2000	25,395
Year: 2000	24,160

West Taft Street	5
S West St	
Year: 2013	5,994
Year: 2000	8,692

Taft St	6
S Florence St	
Year: 2000	7,698

S Illinois St	7
S Illinois St	
Year: 2007	9,921

West Maple Street	8
S Colorado St	
Year: 2007	16,016
Year: 2000	22,215

South West Street	9
S West St	
Year: 2021	19,978

West Maple Street	10
S Nevada St	
Year: 2021	10,236
Year: 2000	19,304
Year: 1995	18,979

S Knight St	11
S Knight St	
Year: 2021	361

South West Street	12
W Maple St	
Year: 2018	21,590
Year: 2000	25,975
Year: 2000	22,577

South Tracy Street	13
W Maple St	
Year: 2007	4,012
Year: 2000	9,071

S McComas St	14
S McComas St	
Year: 2021	6,135
Year: 2018	6,135

South Tracy Street	15
Taft St	
Year: 2007	2,684
Year: 2000	5,580

S Tracy St	16
Taft St	
Year: 2000	3,048
Year: 1995	6,863

South West Street	17
W Kellogg St	
Year: 2021	16,313
Year: 2018	16,470

West Maple Street	18
S Kessler St	
Year: 2018	11,660

West Maple Street	19
S Gordon	
Year: 2021	11,818
Year: 2000	12,671

S Mc Comas	20
W McCormick St	
Year: 2018	10,235



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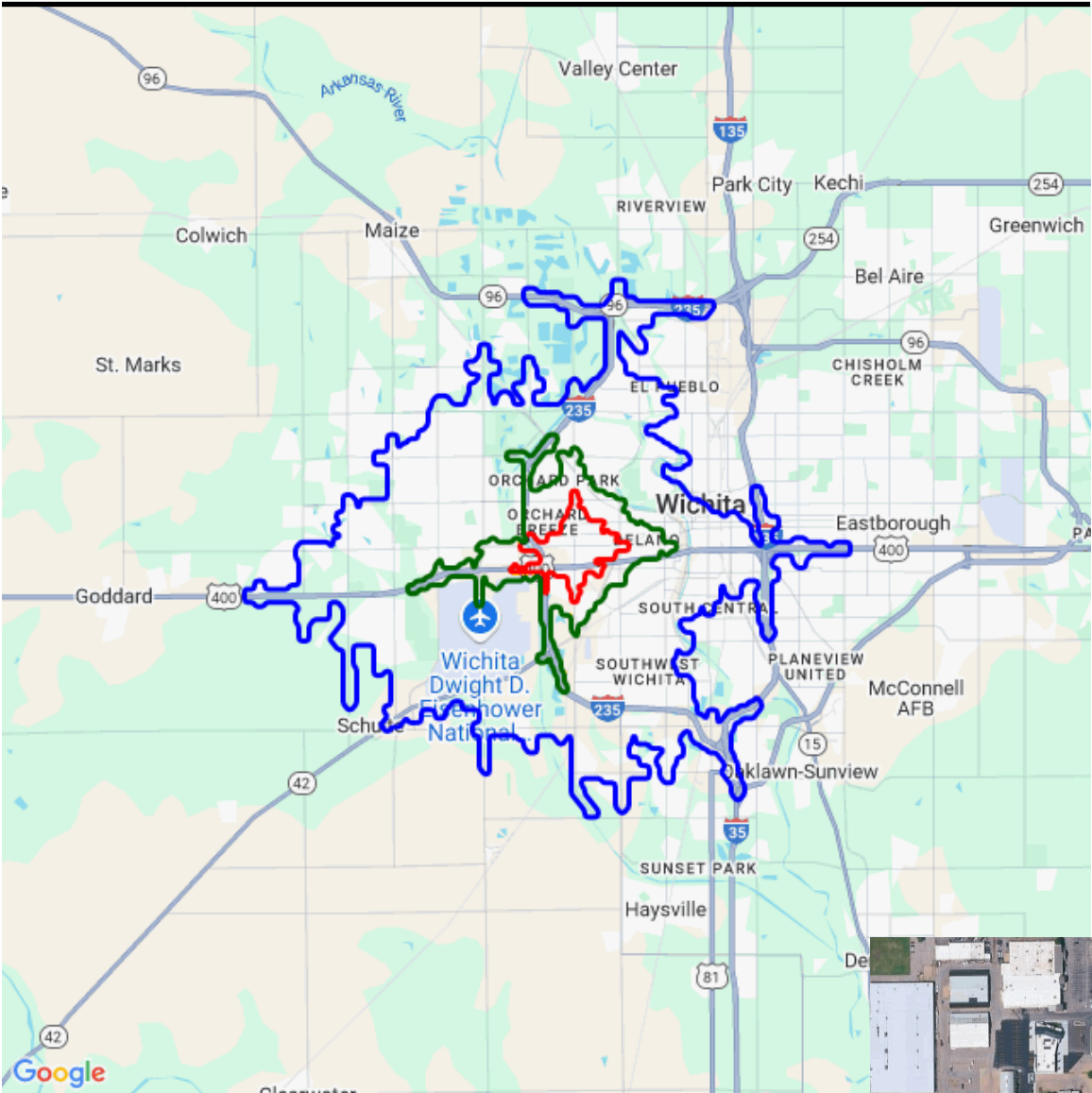


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434 S West St



Demographic Report



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Population

Distance	Male	Female	Total
3- Minute	2,920	2,928	5,849
5- Minute	11,900	11,939	23,839
10 Minute	75,114	76,175	151,289

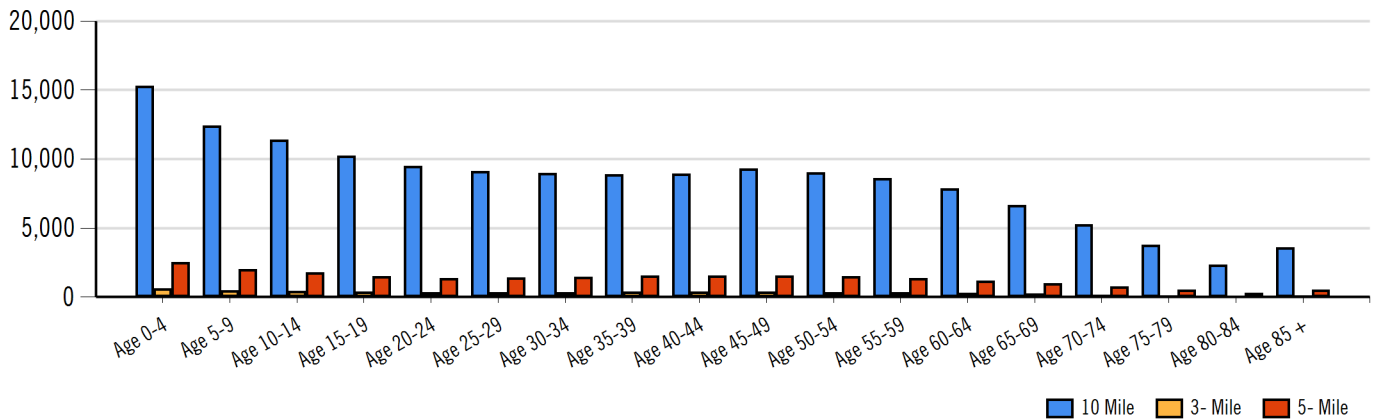


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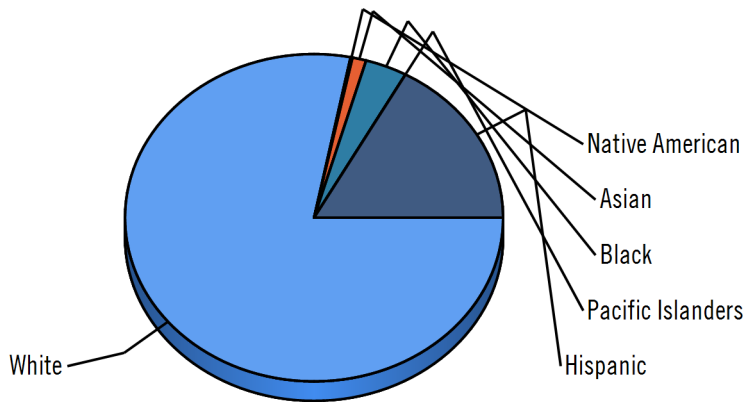


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Population by Distance and Age (2020)

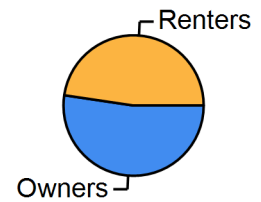


Ethnicity within 5 Minute

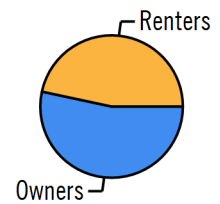


White Native American Asian Black Pacific Islanders Hispanic

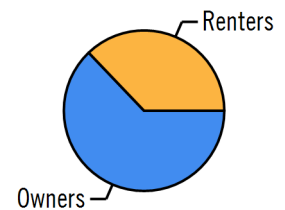
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,345	126	1.63 %
5-Minute	10,303	475	2.68 %
10-Minute	69,438	2,677	2.98 %

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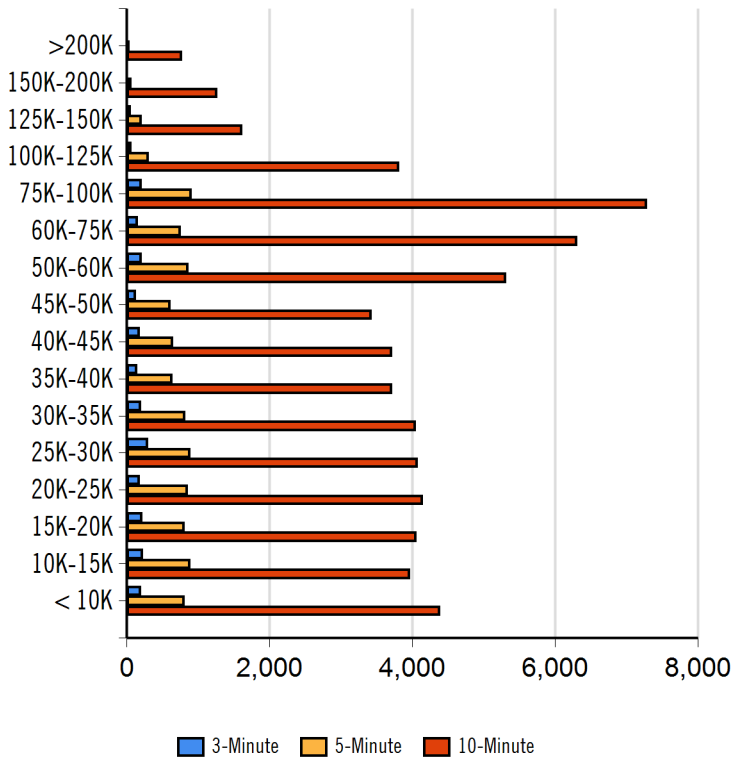
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	6	0	258	440	115	287	100	55	146	508	214	35	111
5-Minute	75	35	1,060	2,038	314	1,175	355	164	690	2,195	1,110	294	498
10-Minute	356	296	5,100	15,035	2,106	7,040	3,155	1,049	5,297	14,419	6,192	2,624	3,974

Household Income



Radius	Median Household Income
3-Minute	\$36,626.47
5-Minute	\$37,377.97
10-Minute	\$46,314.02

Radius	Average Household Income
3-Minute	\$43,614.47
5-Minute	\$44,935.56
10-Minute	\$53,291.62

Radius	Aggregate Household Income
3-Minute	\$100,886,882.37
5-Minute	\$433,527,438.78
10-Minute	\$3,360,420,244.39

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	3,560	14,651	92,425
High School Grad	1,483	5,454	29,021
Some College	687	3,423	23,333
Associates	207	712	5,083
Bachelors	283	1,576	14,468
Masters	87	375	4,217
Prof. Degree	26	120	1,008
Doctorate	5	32	511

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	34 %	74 %	87 %
Teen's	33 %	61 %	79 %
Expensive Homes	2 %	3 %	13 %
Mobile Homes	18 %	24 %	30 %
New Homes	13 %	32 %	55 %
New Households	40 %	81 %	89 %
Military Households	22 %	32 %	35 %
Households with 4+ Cars	31 %	51 %	66 %
Public Transportation Users	4 %	7 %	12 %
Young Wealthy Households	0 %	0 %	20 %

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	94,526,816		396,846,675		2,662,534,447	
Average annual household	39,476		39,807		42,735	
Food	5,298	13.42 %	5,335	13.40 %	5,665	13.26 %
Food at home	3,638		3,659		3,815	
Cereals and bakery products	514		518		541	
Cereals and cereal products	183		185		193	
Bakery products	330		332		347	
Meats poultry fish and eggs	743		746		772	
Beef	173		174		179	
Pork	138		138		141	
Poultry	141		141		146	
Fish and seafood	115		116		122	
Eggs	61		61		63	
Dairy products	355		358		377	
Fruits and vegetables	723		728		765	
Fresh fruits	105		106		112	
Processed vegetables	145		146		151	
Sugar and other sweets	135		136		141	
Fats and oils	116		117		121	
Miscellaneous foods	688		693		720	
Nonalcoholic beverages	324		324		333	
Food away from home	1,660		1,675		1,850	
Alcoholic beverages	258		258		288	
Housing	14,925	37.81 %	15,029	37.75 %	15,856	37.10 %
Shelter	8,950		9,017		9,538	
Owned dwellings	4,899		4,960		5,419	
Mortgage interest and charges	2,366		2,394		2,661	
Property taxes	1,631		1,657		1,812	
Maintenance repairs	900		908		945	
Rented dwellings	3,484		3,480		3,451	
Other lodging	567		576		666	
Utilities fuels	3,730		3,749		3,872	
Natural gas	333		336		352	
Electricity	1,540		1,544		1,577	
Fuel oil	134		136		144	
Telephone services	1,151		1,157		1,199	
Water and other public services	570		573		598	
Household operations	941	2.38 %	948	2.38 %	1,027	2.40 %
Personal services	246		247		277	
Other household expenses	695		700		750	
Housekeeping supplies	506		508		534	
Laundry and cleaning supplies	143		144		149	
Other household products	288		289		306	
Postage and stationery	73		74		77	
Household furnishings	796		805		884	
Household textiles	59		60		66	
Furniture	145		149		175	
Floor coverings	17		17		20	
Major appliances	125		128		132	
Small appliances	73		74		79	
Miscellaneous	374		375		409	
Apparel and services	1,061	2.69 %	1,059	2.66 %	1,135	2.66 %
Men and boys	183		188		208	
Men 16 and over	149		153		170	
Boys 2 to 15	34		34		37	
Women and girls	392		393		419	



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Women 16 and over	320	321	346
Girls 2 to 15	71	72	72
Children under 2	85	84	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	94,526,816		396,846,675		2,662,534,447	
Average annual household	39,476		39,807		42,735	
Transportation	5,469	13.85 %	5,518	13.86 %	5,902	13.81 %
Vehicle purchases	1,142		1,169		1,301	
Cars and trucks new	559		579		657	
Cars and trucks used	553		558		609	
Gasoline and motor oil	1,873		1,877		1,957	
Other vehicle expenses	2,130		2,145		2,268	
Vehicle finance charges	140		139		150	
Maintenance and repairs	722		727		778	
Vehicle insurance	1,024		1,032		1,070	
Vehicle rental leases	242		245		269	
Public transportation	323		326		375	
Health care	3,223	8.16 %	3,247	8.16 %	3,424	8.01 %
Health insurance	2,165		2,183		2,280	
Medical services	627		634		687	
Drugs	328		328		346	
Medical supplies	101		102		108	
Entertainment	2,345	5.94 %	2,352	5.91 %	2,529	5.92 %
Fees and admissions	360		364		426	
Television radios	929		931		961	
Pets toys	857		857		923	
Personal care products	497		501		543	
Reading	45		45		48	
Education	833		848		978	
Tobacco products	409		408		405	
Miscellaneous	639	1.62 %	642	1.61 %	690	1.61 %
Cash contributions	1,092		1,117		1,179	
Personal insurance	3,376		3,441		4,085	
Life and other personal insurance	132		131		143	
Pensions and Social Security	3,244		3,310		3,941	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	2,866	2,330	126.38 %	1,045	1,598	1,492	1,373	168
5-Minute	2020	11,822	9,810	469.27 %	4,296	6,566	6,258	5,564	1,197
10-Minute	2020	72,571	60,292	2,455.56 %	23,747	44,189	44,572	27,998	6,258
3-Minute	2023	2,513	2,330	44.03 %	915	1,402	1,318	1,195	659
5-Minute	2023	10,331	9,810	114.69 %	3,751	5,739	5,528	4,802	3,267
10-Minute	2023	63,100	60,292	517.32 %	20,627	38,443	40,057	23,043	19,350



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