



## Retail Pad Site

4702 W. Kellogg Wichita, Kansas 67209

### Property Highlights

- 28,974 SF pad site available
- Owner will consider new build-to-suit for retail user
- Fantastic visibility to West Kellogg
- 87,200 VPD on Kellogg
- Located in front of the new \$35M Wichita Business Park Redevelopment
- Just east of I-235
- Area Users: Wichita Furniture & Mattress, PetSmart, Guitar Center, Sketchers, multiple banks, hotels and restaurants
- 3 Miles east of Wichita Dwight D. Eisenhower Airport
- Ground Lease Rate: \$65,000/year (\$2.25/SF) NNN
- Sale Price: ~~\$479,000~~ \$349,000

### Offering Summary

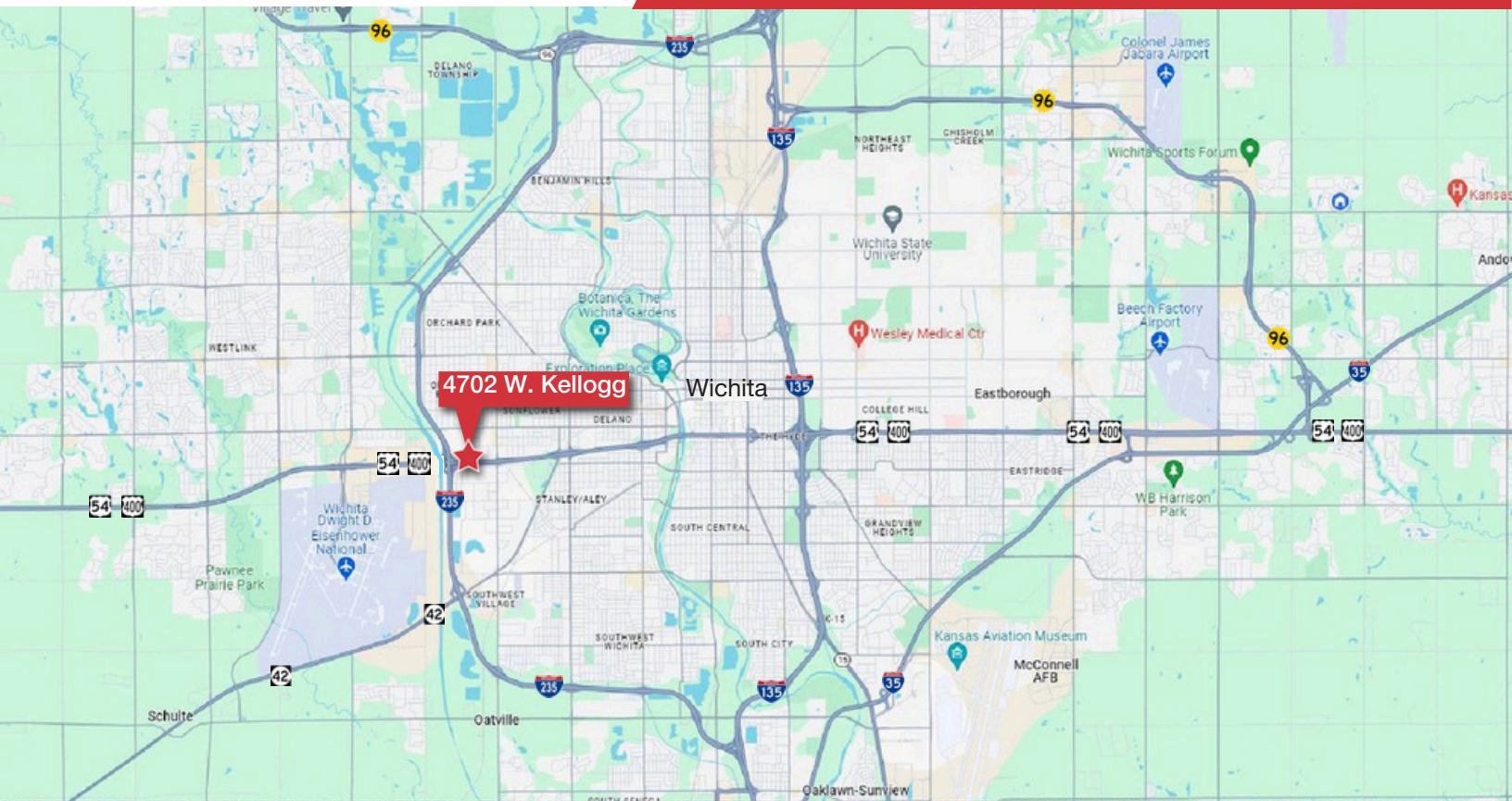
Ground Lease Rate:	\$65,000/year (\$2.25/SF) NNN	
Sale Price:	<del>\$479,000 (\$16.50/SF)</del>	\$349,000 (\$12.00/SF)
Lot Size:	28,974 SF	

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,738	30,180	80,921
Total Population	3,985	64,602	178,731
Average HH Income	\$45,378	\$49,412	\$55,300

### For More Information

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**New \$35 Million Wichita Business Park Redevelopment**

