

Retail For Lease

ABC Wine & Liquor Suite

6425 E. Central Ave, Wichita, KS, 67206

Retail: Freestanding For Lease

Prepared on June 09, 2025



Listing Details | Retail For Lease

Suite	-	Show Instructions	Call broker
Secondary Uses	Office	Vacant	No
Sublease	No	Vacant Date	1/15/2025
Total Available Space	3,441 SF	Available Date	6/01/2025
Min Div/Max Contig	Not present/3,441 SF	Days On Market	28 days
Asking Rate	\$18.50 Annual/SF	Date Listed	5/12/2025
Monthly Rate	\$5,305	Last Modified	5/30/2025
Lease Type	Net NNN	Listing ID	41263115
Expenses	\$2.76 (NNN)	Owner Occupied	Yes
Lease Terms	Negotiable	Restrooms	1
Signage	None	Parking Spaces	15

Description

HIGHLY VISIBLE ABC & Wine & Liquor suite available for lease in early 2025! Located at the southeast corner of Central & Woodlawn adjacent to Spangles, Cricket Wireless, Schlotsky's and Subway. Normandy Center and McDonald's are across the street. Open plan with 3,441 sf that is easily adaptable for multiple retail or office uses. Front curbside parking with additional parking on the east side of building and rear parking lot. Asking \$18.50 psf plus a very low \$2.76 NNN expenses for a total monthly rent of approximately \$6,100.00. Term of lease is negotiable with renewal options.

Property Details

Building Class	-	Building Size	6,929 SF
Property Type	Retail	Land Size	0.61 Acres / 26,572 SF
Sub Type	Freestanding	Number of Buildings	1
Zoning	LC	Floors	1
Building Status	Existing	Year Built	2014

Contact



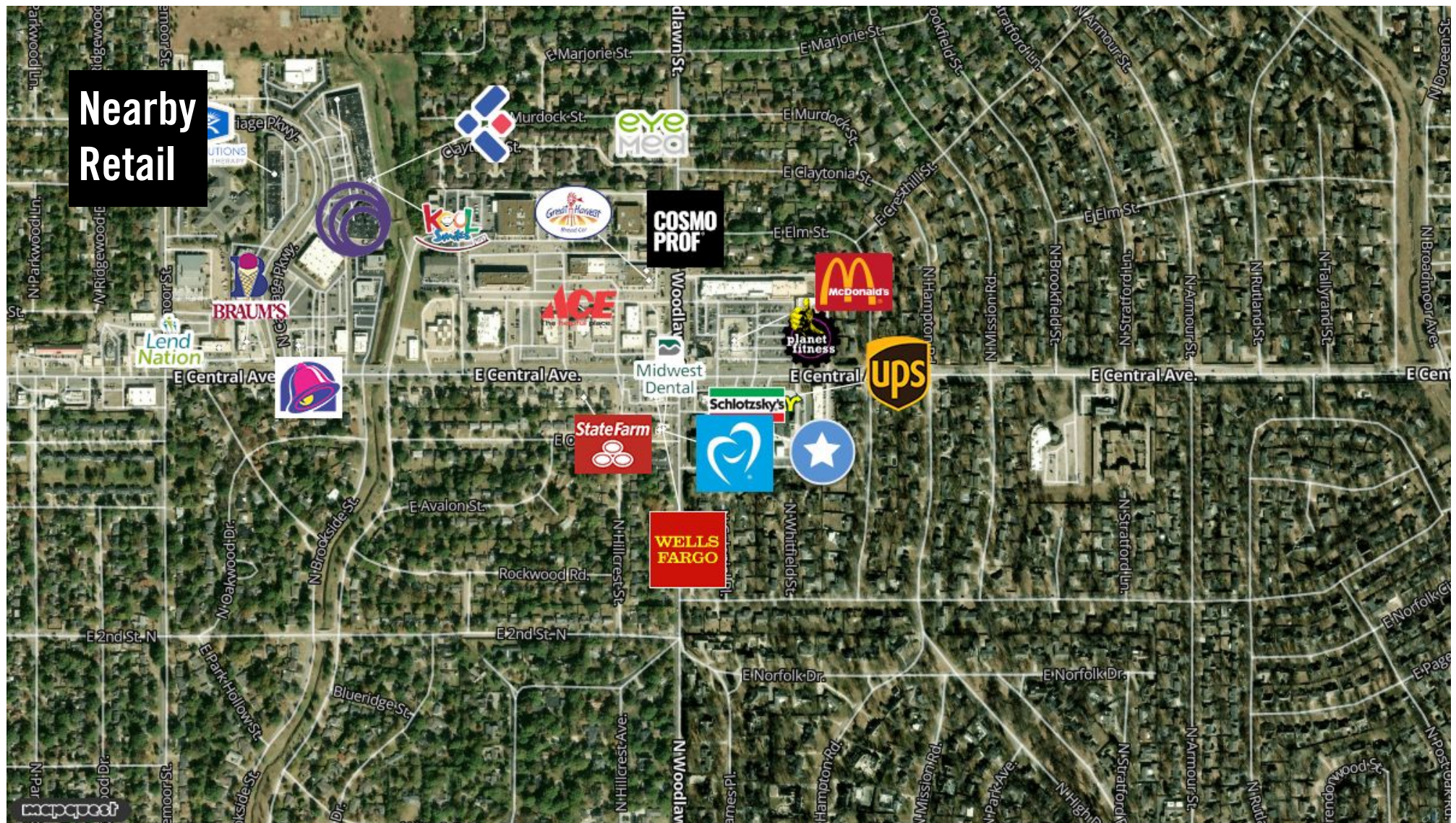
Rob Pestinger
316-650-2606
rob@pestingerre.com

6425 E Central Ave



Pestinger Real Estate

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



Rob Pestinger
rob@pestingerre.com
316-650-2606

REAL ESTATE

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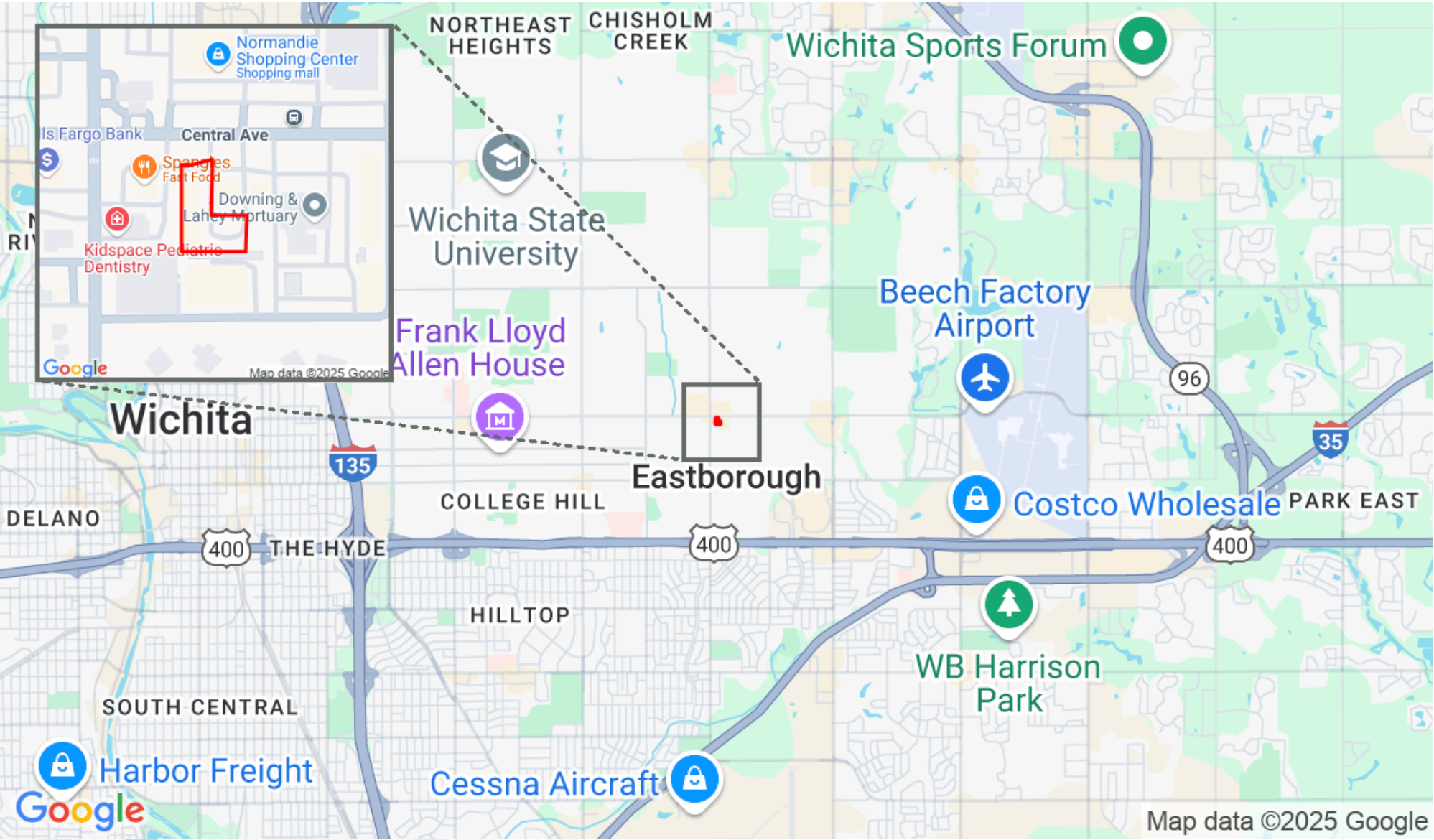
MOODY'S ANALYTICS | Catylist

6425 E Central Ave



Pestinger Real Estate

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



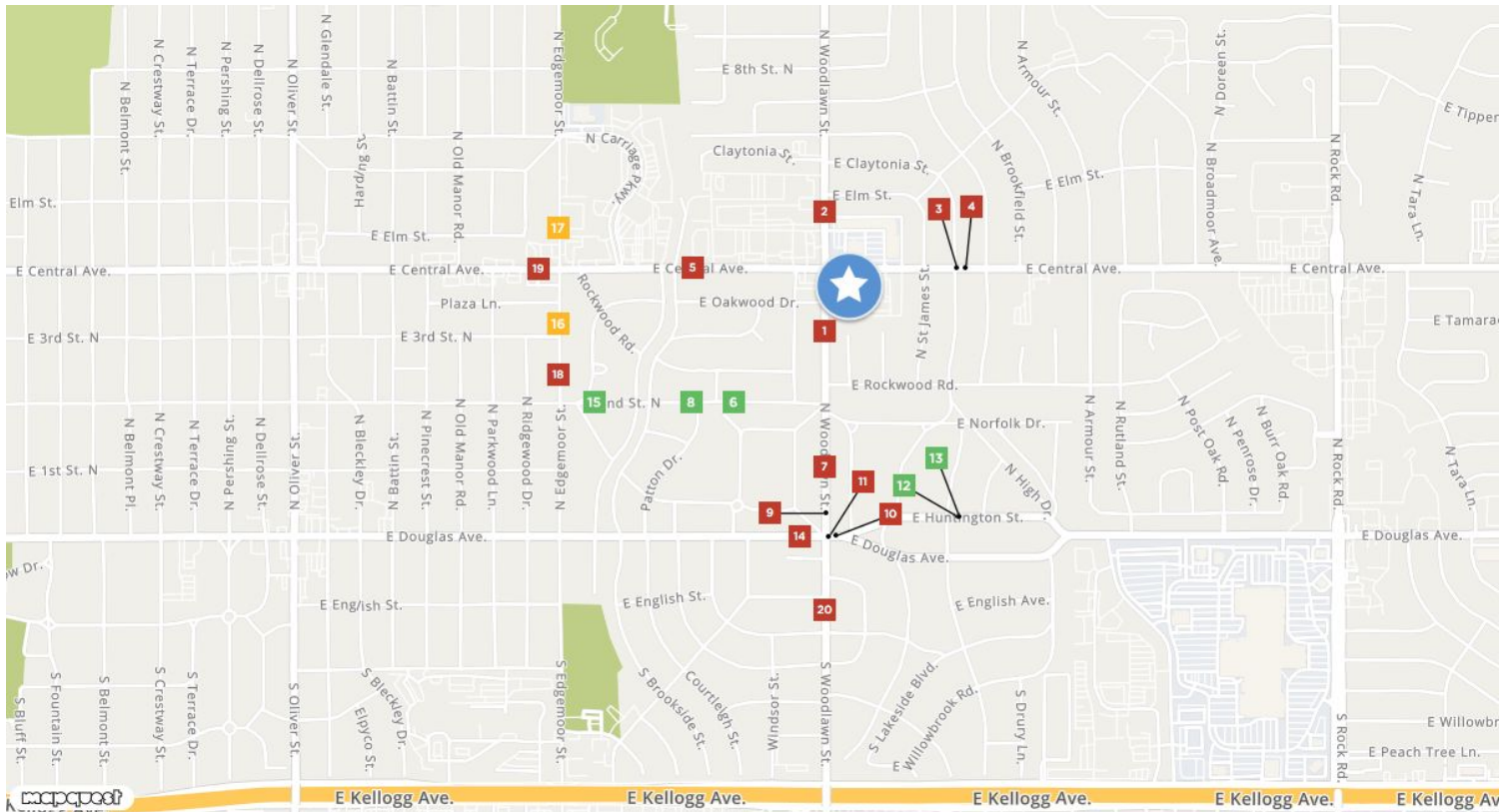
6425 E Central Ave



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Traffic Counts



1	
E Oakwood Dr	
Year: 2021	14,946
Year: 2000	21,732

6	
East 2nd Street North	
N Norfolk Dr	
Year: 2018	1,935
Year: 2006	1,468

11	
East Douglas Avenue	
N Webb Rd	
Year: 2021	12,030
Year: 2018	6,760
Year: 2000	9,820

16	
North Edgemoor Street	
N Estate Ct	
Year: 2012	8,892
Year: 2000	4,161
Year: 2000	4,100

2	
North Woodlawn Boulevard	
E Elm St	
Year: 2021	18,492
Year: 2018	18,670
Year: 2000	24,560

7	
Saint James Pl	
Year: 2021	18,324
Year: 2000	24,800
Year: 2000	22,650

12	
Huntington Street	
N Mission Rd	
Year: 2018	3,650

17	
N Edgemoor St	
E Central Ave	
Year: 2000	7,685
Year: 2000	6,753
Year: 1995	7,109

3	
East Central Avenue	
N Woodlawn Blvd	
Year: 2021	20,641
Year: 2012	22,423
Year: 2000	23,414

8	
Patton Dr	
Year: 2021	1,996

13	
Huntington Street	
Saint James Pl	
Year: 2021	3,700
Year: 2000	4,410

18	
N Edgemoor St	
E 2nd St N	
Year: 2000	10,505

4	
East Central Avenue	
N Hampton Rd	
Year: 2018	20,840

9	
North Woodlawn Boulevard	
N St James Pl	
Year: 2018	18,500
Year: 2000	18,890
Year: 2000	17,627

14	
E Douglas Ave	
N Hillcrest Ave	
Year: 2000	10,491

19	
E Central Ave	
N Edgemoor St	
Year: 2000	23,216
Year: 1995	24,458

5	
East Central Avenue	
E Rockwood Rd	
Year: 2021	17,848
Year: 2000	27,519
Year: 1995	25,865

10	
East Douglas Avenue	
Huntington St	
Year: 2018	11,870
Year: 2000	9,222

15	
E 2nd St N	
N Oakwood Dr	
Year: 2000	1,574
Year: 1995	1,437

20	
Woodlawn Street	
E Kellogg Dr N	
Year: 2010	16,022
Year: 2000	13,116
Year: 1995	13,587



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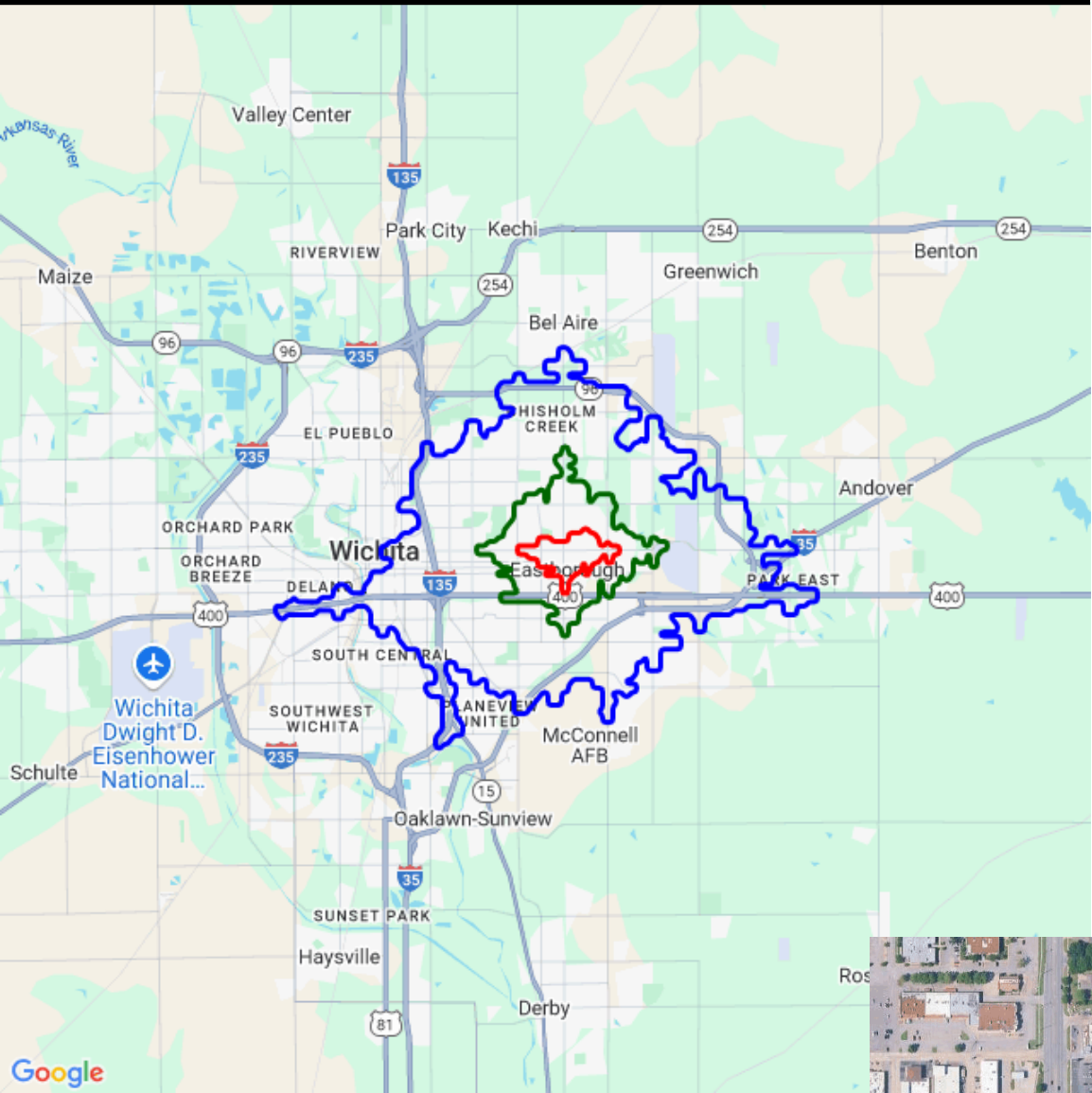


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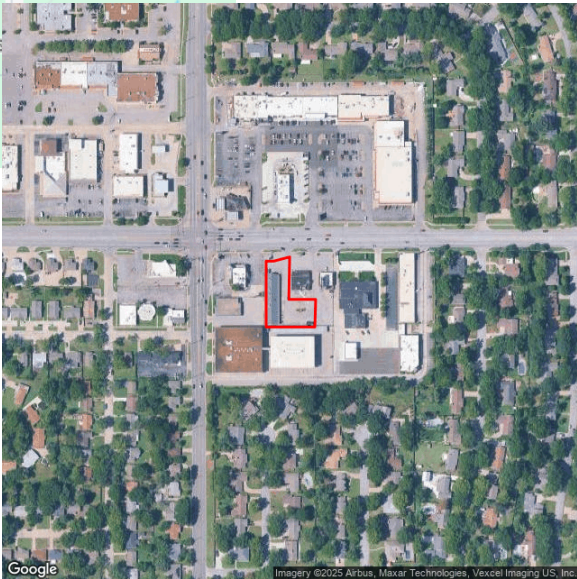
Demographic Report



6425 E Central Ave

Population

Distance	Male	Female	Total
3- Minute	1,601	1,715	3,315
5- Minute	11,184	11,989	23,173
10 Minute	66,749	69,125	135,874

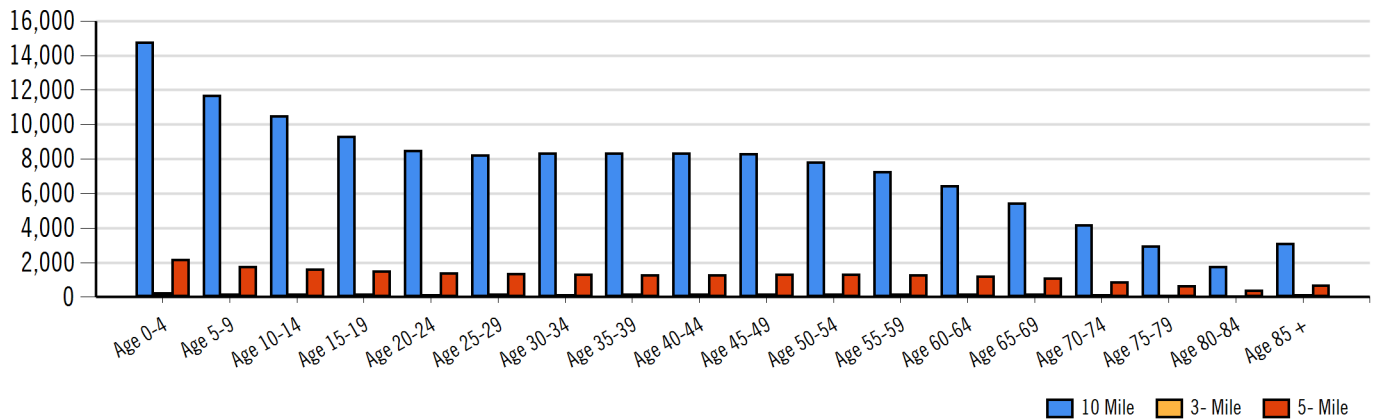


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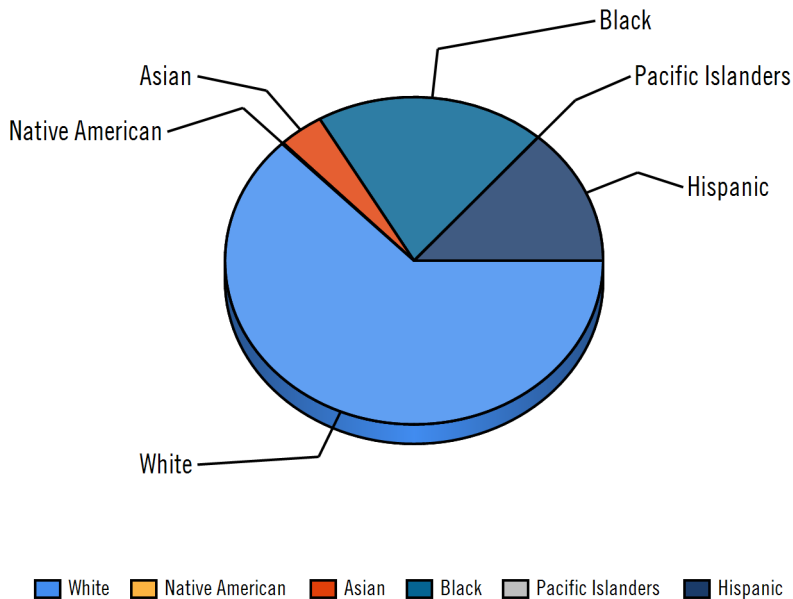


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Population by Distance and Age (2020)



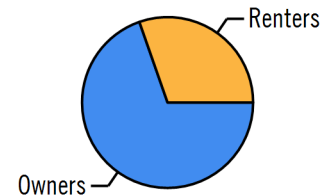
Ethnicity within 5 Minute



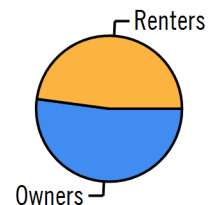
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



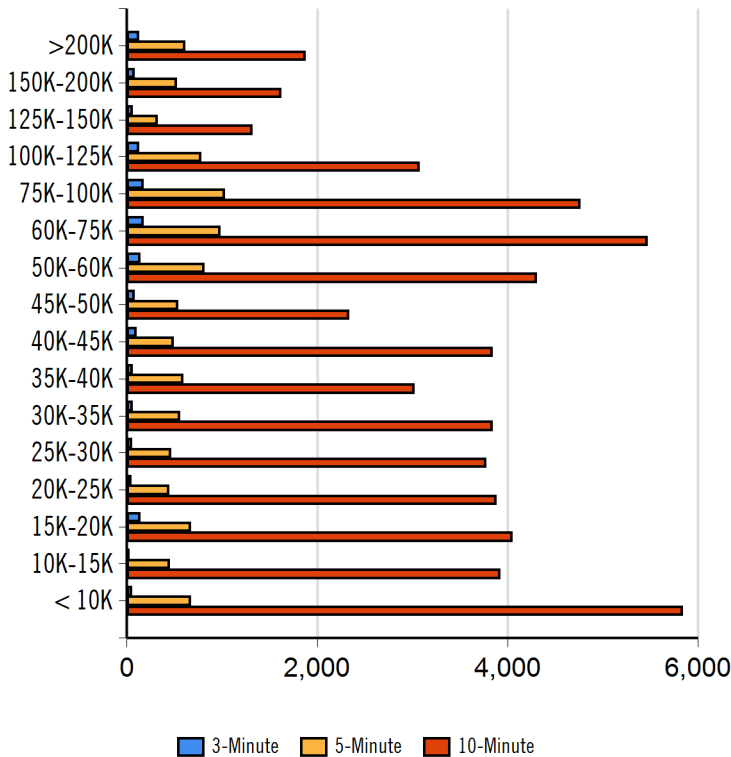
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,630	45	1.02 %
5-Minute	10,846	397	2.27 %
10-Minute	59,718	2,611	3.68 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	15	27	43	274	94	101	32	43	143	390	201	58	153
5-Minute	53	102	332	1,612	296	982	364	219	1,090	2,937	1,150	456	825
10-Minute	273	268	3,476	10,591	1,375	6,682	1,891	1,291	5,822	13,726	6,485	2,306	3,499

Household Income



Radius	Median Household Income
10-Minute	\$44,525.86
5-Minute	\$55,636.38
3-Minute	\$58,721.33

Radius	Average Household Income
10-Minute	\$53,556.81
5-Minute	\$68,708.18
3-Minute	\$74,150.89

Radius	Aggregate Household Income
3-Minute	\$120,044,919.11
5-Minute	\$717,000,635.77
10-Minute	\$3,170,736,065.05

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	2,294	14,536	80,989
High School Grad	363	2,633	19,387
Some College	574	3,881	20,626
Associates	63	560	4,148
Bachelors	702	3,900	15,917
Masters	262	1,521	5,755
Prof. Degree	170	875	2,474
Doctorate	21	148	633

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	53 %	87 %	110 %
Teen's	32 %	65 %	88 %
Expensive Homes	0 %	18 %	9 %
Mobile Homes	1 %	2 %	13 %
New Homes	5 %	11 %	31 %
New Households	40 %	72 %	109 %
Military Households	41 %	52 %	87 %
Households with 4+ Cars	28 %	48 %	50 %
Public Transportation Users	6 %	14 %	30 %
Young Wealthy Households	43 %	83 %	40 %

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.

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	76,156,468		478,367,949		2,443,899,517	
Average annual household	49,464		47,378		42,371	
Food	6,440	13.02 %	6,215	13.12 %	5,645	13.32 %
Food at home	4,161		4,055		3,784	
Cereals and bakery products	590		575		536	
Cereals and cereal products	210		205		192	
Bakery products	379		369		344	
Meats poultry fish and eggs	841		824		774	
Beef	198		193		179	
Pork	149		147		140	
Poultry	160		156		148	
Fish and seafood	136		134		124	
Eggs	67		66		63	
Dairy products	420		407		375	
Fruits and vegetables	840		817		758	
Fresh fruits	124		120		111	
Processed vegetables	161		157		149	
Sugar and other sweets	151		148		139	
Fats and oils	132		128		119	
Miscellaneous foods	780		759		710	
Nonalcoholic beverages	351		346		330	
Food away from home	2,279		2,160		1,860	
Alcoholic beverages	357		336		286	
Housing	17,790	35.97 %	17,176	36.25 %	15,764	37.20 %
Shelter	10,788		10,392		9,501	
Owned dwellings	6,417		6,063		5,282	
Mortgage interest and charges	3,202		3,012		2,590	
Property taxes	2,164		2,046		1,767	
Maintenance repairs	1,049		1,004		924	
Rented dwellings	3,451		3,475		3,533	
Other lodging	919		854		685	
Utilities fuels	4,119		4,023		3,812	
Natural gas	387		376		348	
Electricity	1,644		1,619		1,562	
Fuel oil	161		154		140	
Telephone services	1,278		1,243		1,174	
Water and other public services	647		629		587	
Household operations	1,219	2.46 %	1,162	2.45 %	1,020	2.41 %
Personal services	347		329		276	
Other household expenses	872		832		743	
Housekeeping supplies	602		586		536	
Laundry and cleaning supplies	159		157		148	
Other household products	350		340		306	
Postage and stationery	92		89		81	
Household furnishings	1,060		1,011		892	
Household textiles	79		76		68	
Furniture	245		229		188	
Floor coverings	29		27		22	
Major appliances	136		130		125	
Small appliances	95		92		81	
Miscellaneous	474		455		406	
Apparel and services	1,320	2.67 %	1,289	2.72 %	1,163	2.74 %
Men and boys	250		243		209	
Men 16 and over	204		198		170	
Boys 2 to 15	46		44		39	
Women and girls	490		475		431	



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Women 16 and over	419	403	360
Girls 2 to 15	71	71	70
Children under 2	91	91	88

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	76,156,468		478,367,949		2,443,899,517	
Average annual household	49,464		47,378		42,371	
Transportation	6,698	13.54 %	6,422	13.55 %	5,789	13.66 %
Vehicle purchases	1,557		1,469		1,263	
Cars and trucks new	822		754		627	
Cars and trucks used	697		681		605	
Gasoline and motor oil	2,099		2,041		1,917	
Other vehicle expenses	2,534		2,435		2,215	
Vehicle finance charges	168		160		144	
Maintenance and repairs	895		856		770	
Vehicle insurance	1,151		1,115		1,035	
Vehicle rental leases	319		303		264	
Public transportation	506		476		393	
Health care	3,754	7.59 %	3,609	7.62 %	3,301	7.79 %
Health insurance	2,472		2,389		2,210	
Medical services	776		734		650	
Drugs	380		365		333	
Medical supplies	124		119		107	
Entertainment	2,873	5.81 %	2,753	5.81 %	2,464	5.82 %
Fees and admissions	575		532		427	
Television radios	1,014		989		937	
Pets toys	1,052		1,009		900	
Personal care products	636		610		542	
Reading	57		55		48	
Education	1,398		1,320		1,070	
Tobacco products	394		394		397	
Miscellaneous	826	1.67 %	780	1.65 %	686	1.62 %
Cash contributions	1,328		1,259		1,135	
Personal insurance	5,588		5,153		4,076	
Life and other personal insurance	166		158		137	
Pensions and Social Security	5,421		4,994		3,939	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,723	1,565	33.61 %	588	1,024	1,269	454	311
5-Minute	2020	11,560	10,185	297.53 %	3,788	7,016	7,849	3,711	1,769
10-Minute	2020	66,839	55,624	2,294.83 %	24,077	37,729	34,692	32,147	8,734
3-Minute	2023	1,457	1,565	-20.82 %	497	866	1,110	347	664
5-Minute	2023	9,952	10,185	-34.79 %	3,263	6,035	7,007	2,945	3,999
10-Minute	2023	58,133	55,624	560.71 %	20,931	32,823	30,302	27,832	20,838