

# WESTWAY SHOPPING CENTER

WICHITA, KS | SWC S. SENECA STREET AND W. PAWNEE AVENUE | 2401-2656 S. SENECA STREET



- Active redevelopment of grocery-anchored shopping center
- Shop space and up to +/-33,000 SF box available
- Proposed Pawnee Plaza | New Development +/- 11,550 SF Retail Strip [Expected Delivery Q2 2026]
- Top ranking AutoZone [#2], Ace Hardware [#6], Starbucks [#3] and Domino's [#5] in Kansas [Placer.AI]
- The phased redevelopment will include new storefront parking and facades [Expected Completion Q4 2025]

## DEMOGRAPHICS:

|                         | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| 2024 Population         | 13,821   | 78,509   | 182,958  |
| 2024 Daytime Population | 10,235   | 95,075   | 243,094  |
| 2024 Total Households   | 5,704    | 32,302   | 75,822   |
| 2024 Average HH Income  | \$60,678 | \$60,309 | \$64,101 |

## TRAFFIC COUNTS:

S. Seneca St.: 22,000 VPD  
W. Pawnee Ave.: 20,000 VPD

## FOR MORE INFORMATION, PLEASE CONTACT:

### RACHEL FORSLUND

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TX LIC: 755724

### JAKE BURNS

Senior Vice President | Brokerage  
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### SCOTT REID

Managing Broker, Parasell, Inc  
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scott@parasellinc.com  
KS LIC: 00240521

## POWER CENTER SIZE:

219,000 SF

## AVAILABILITY:

+/- 2,500 - 33,000 SF

PROPOSED +/- 11,550 [DEMISABLE]

## FOR LEASE:

PLEASE CALL FOR INFO.

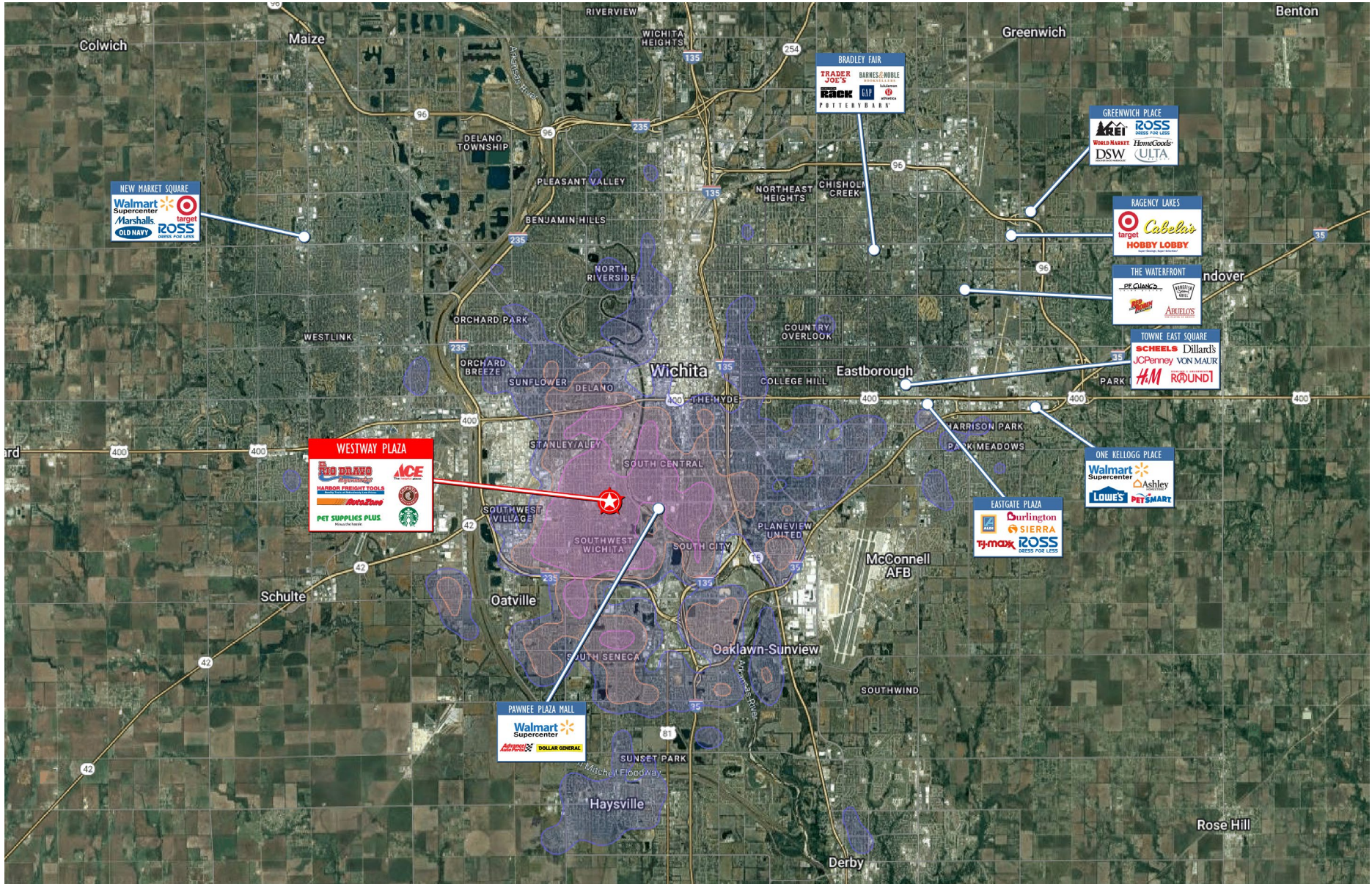
## AREA RETAILERS:





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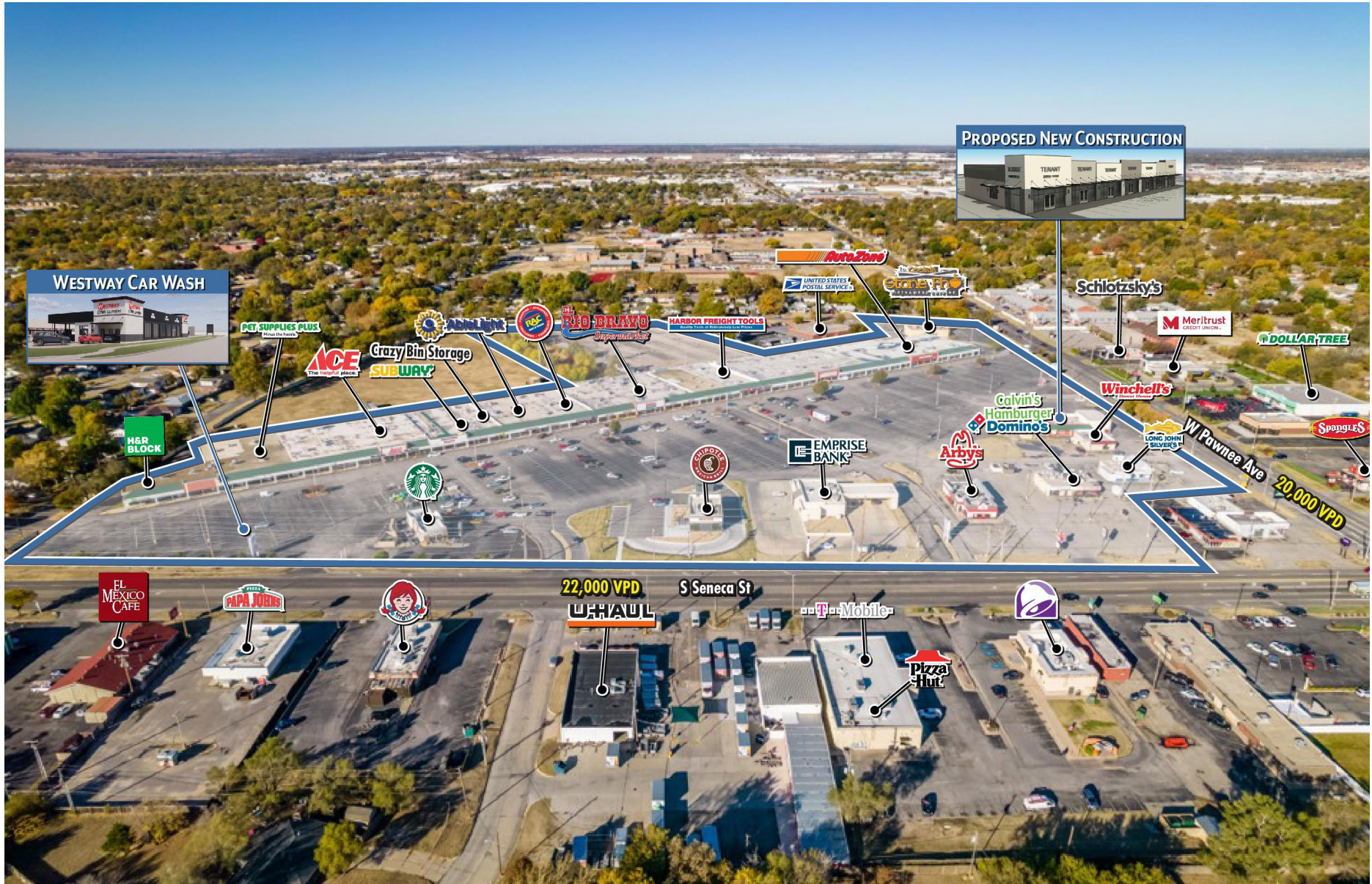
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| Site Plan # | Tenant                   | Unit #  | SF     |
|-------------|--------------------------|---------|--------|
| 1           | H & R BLOCK              | 2561-30 |        |
| 2           | AVAILABLE                | 2561-20 | 2,800  |
| 3           | PET SUPPLIES PLUS        | 2561    |        |
| 4           | AVAILABLE                | 2559-30 | 8,354  |
| 5           | WESTLAKE ACE HARDWARE    | 2559-10 |        |
| 6           | GARDEN CENTER            | 2557    |        |
| 7           | AVAILABLE                | 2535    | 7,195  |
| 8           | SUBWAY                   | 2533    |        |
| 9           | CRAZY BIN STORAGE        | 2531    |        |
| 10          | ABLELIGHT THRIFT         | 2523    |        |
| 11          | RENT-A-CENTER            | 2515    |        |
| 12          | EL RIO BRAVO SUPERMARKET | 2501    |        |
| 13          | AVAILABLE                | 2493    | 4,200  |
| 14          | AVAILABLE                | 2491    | 3,207  |
| 15          | HARBOR FREIGHT           | 2487    |        |
| 16          | AVAILABLE                | 2465    | 30,062 |
| 17          | AUTOZONE                 | 2445    |        |
| 18          | USPS                     | 2510    |        |
| 19          | AVAILABLE                | 1415    | 4,800  |
| 20          | ATM                      | 2445    |        |
| 21          | AVAILABLE DRIVE-THRU     | 1215-1  | 1,793  |
| 22          | AVAILABLE                | 1215-2  | 1,413  |
| 23          | AVAILABLE                | 1215-3  | 1,780  |
| 24          | AVAILABLE                | 1215-4  | 1,780  |
| 25          | AVAILABLE                | 1215-5  | 1,780  |
| 26          | AVAILABLE                | 1215-6  | 3,250  |
| 27          | WINCHELL'S DONUTS        | 1205    |        |
| 28          | LONG JOHN SILVER'S       | 1129    |        |
| 29          | CALVIN'S HAMBURGER HAVEN | 2417B   |        |
| 30          | DOMINO'S PIZZA           | 2417A   |        |
| 31          | ARBY'S                   | 2425    |        |
| 32          | EMPRISE BANK             | 2433    |        |
| 33          | CHIPOTLE                 | 2439    |        |
| 34          | STARBUCKS                | 2525    |        |
| 35          | WESTWAY CAR WASH         | 2569    |        |



# UPCOMING PROJECT REDEVELOPMENT



- **Parking** | Restriping
- **Parking** | New Storefront Parking
- **Facade** | Repaint and Updates
- **Facade** | Removing Covered Walkways
- **Roof** | New Roofing [Part]
- **Signage** | New Monument Signage Program

**EXPECTED COMPLETION: Q4 2025**



# PROPOSED NEW RETAIL DEVELOPMENT

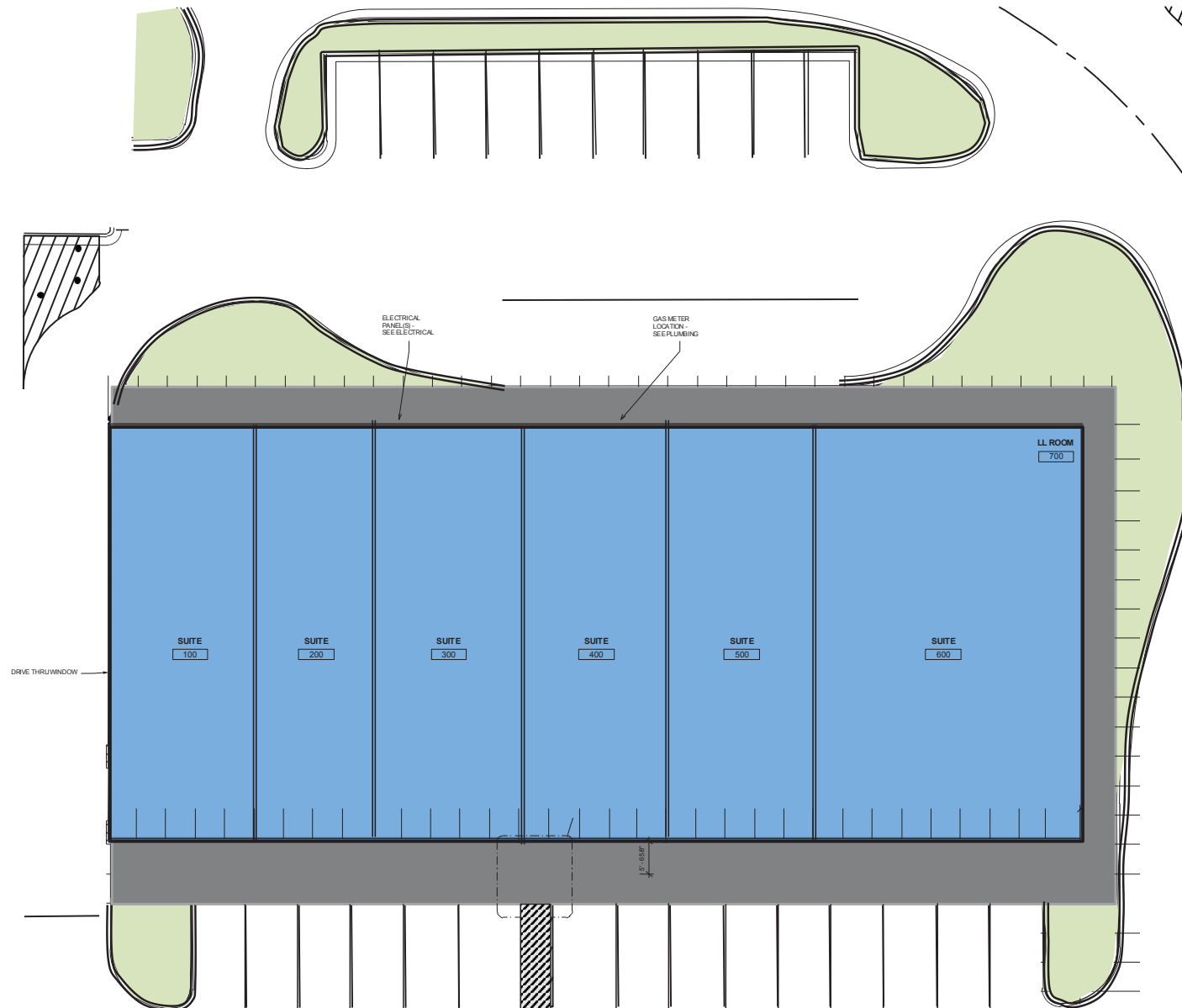
WICHITA, KS | SWC S. SENECA STREET AND W. PAWNEE AVENUE | 1215 W. PAWNEE AVENUE



- New Construction | Expected delivery Q2 2026
- +/- 1,400 SF – 11,550 SF available for lease
- +/- 1,700 SF endcap drive thru opportunity
- New dedicated monument signage

# PROPOSED NEW RETAIL DEVELOPMENT

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# Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

**Types of Brokerage Relationships:** A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

**Seller's Agent:** The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

**Buyer's Agent:** The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

**A Transaction Broker** is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

**Duties and Obligations:** Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

**An Agent**, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

**The transaction broker** is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

**Agents and Transaction Brokers** have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

**General Information:** Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee & Supervising Broker: Scott Reid

Real Estate Company name approved by the commission: ParaSell, Inc.

Buyer/Seller Acknowledgement: \_\_\_\_\_

Approved by the Kansas Real Estate Commission on October 10, 2017