

Retail For Sale

Highly Visible West Street Site

434 S. West Street, Wichita, KS, 67213

Retail: Freestanding For Sale

Prepared on January 15, 2025



Listing Details | Retail For Sale

Secondary Uses	Office	Free & Clear	Yes
Total Available Space	5,600 SF	Vacant	No
Asking Price	\$975,000	Available Date	5/01/2025
Listing Price Per SF	\$174.11	Date Listed	1/15/2025
Cap Rate (Actual)	-	Last Modified	1/15/2025
Terms	Conventional or Cash	Listing ID	41760781
Signage	None	Owner Occupied	Yes
Show Instructions	Call broker	Parking Spaces	-

Property Details

Building Class	-	Year Built	1988
Property Type	Retail	Primary Construction	Framed
Sub Type	Freestanding	Occupancy Type	Single Tenant
Zoning	LI	Parcels	00209817
Building Status	Existing	Legal Owner	Hays Partners li Llc
Building Size	6,211 SF	Submarket	-
Land Size	0.4 Acres / 17,434 SF	County	Sedgwick
Number of Buildings	1	Floor Size	5,859 SF
Floors	1		

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.

Contact



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Plaza Commercial Real Estate

434 S West St

Plaza Commercial Real Estate

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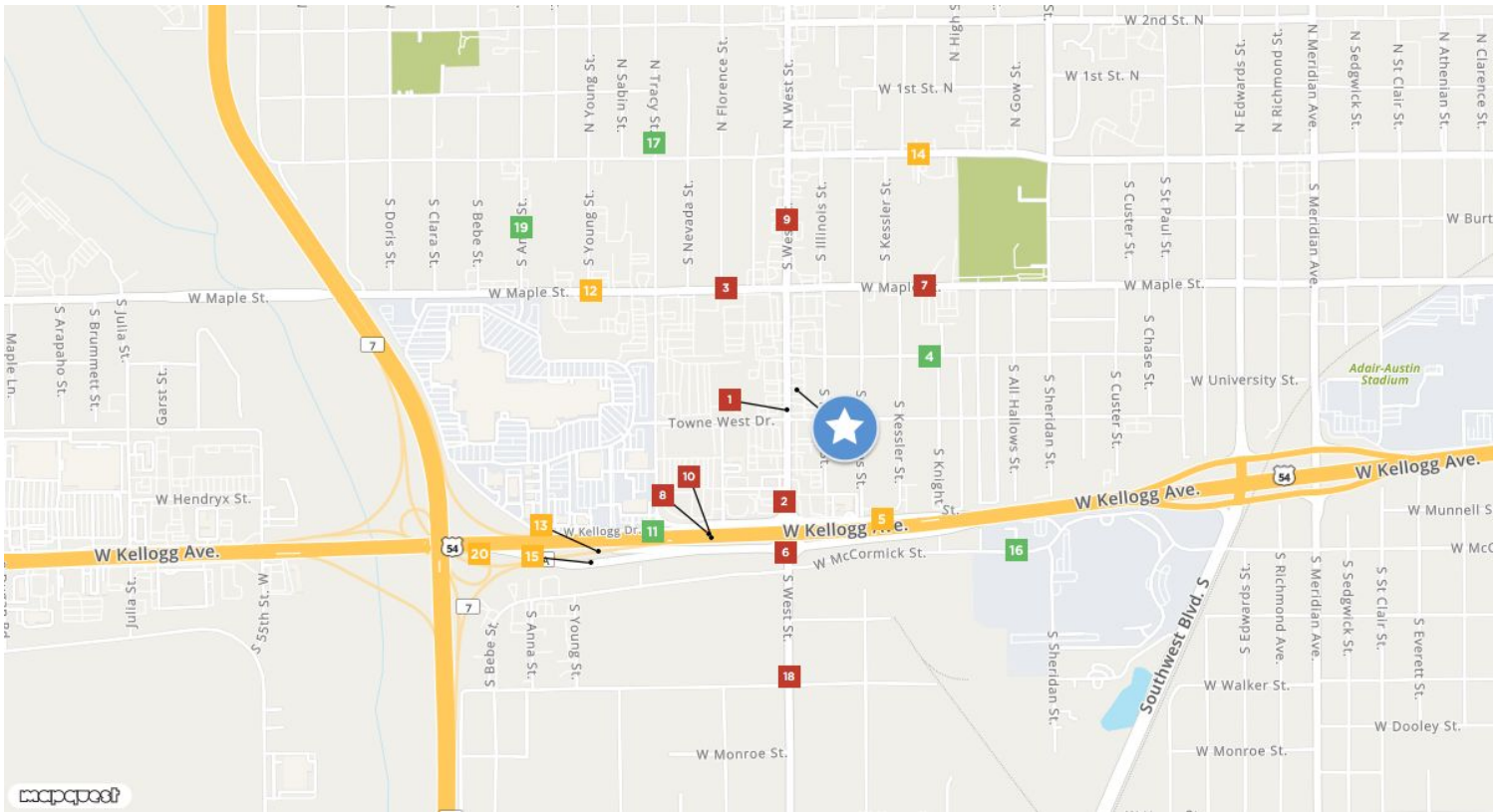
Nearby Retail



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MOODY'S
ANALYTICS | Catylist

Traffic Counts



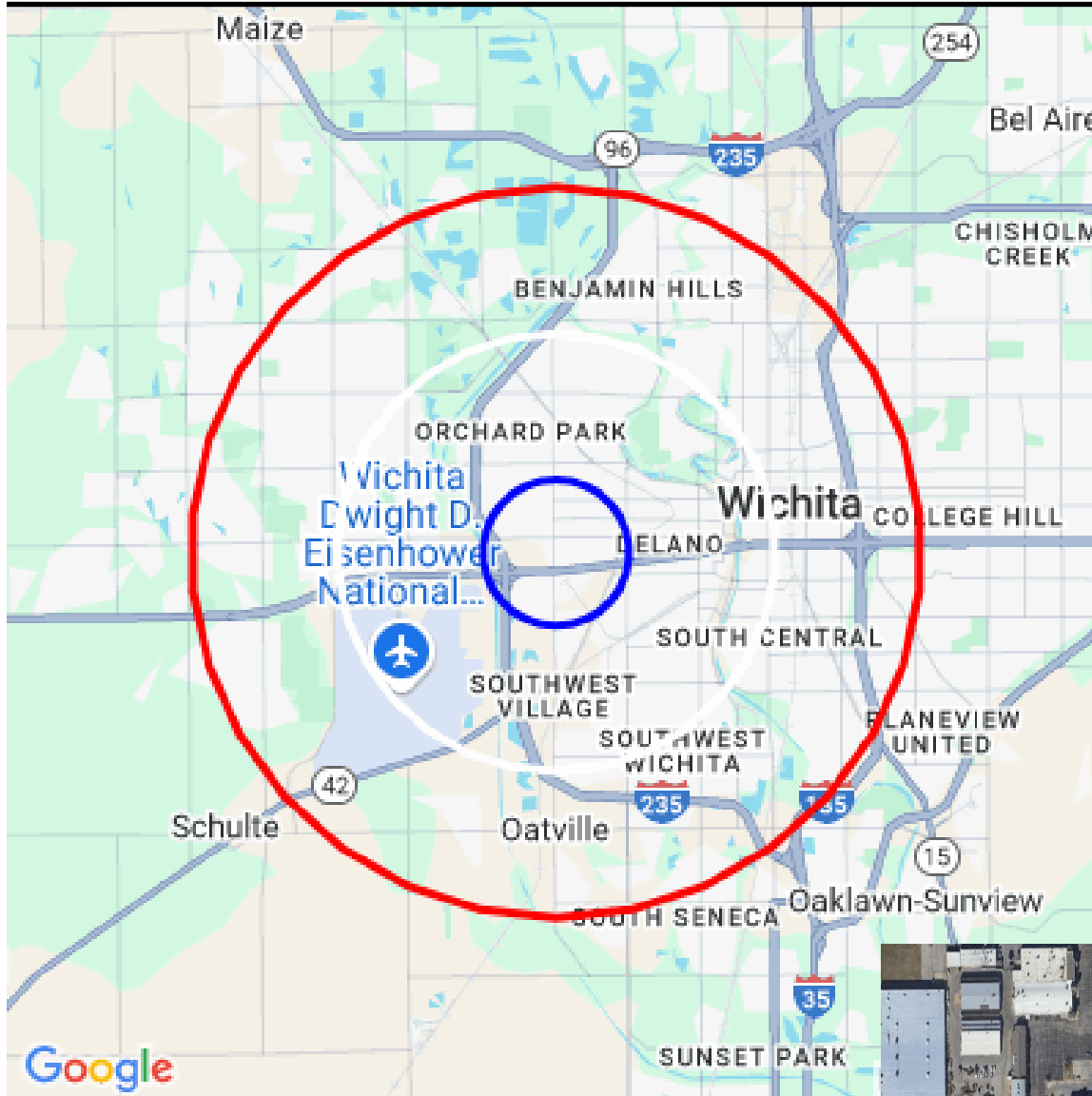
South West Street 1 Taft St Year: 2021 19,978 Year: 2018 20,170 Year: 2000 21,536	South West Street 2 S West St Year: 2021 19,978	West Maple Street 3 S Nevada St Year: 2021 10,236 Year: 2000 19,304 Year: 1995 18,979	South West Street 4 S Knight St Year: 2021 361	South West Street 5 S McComas St Year: 2021 6,135 Year: 2018 6,135
South West Street 6 W Kellogg St Year: 2021 16,313 Year: 2018 16,470	West Maple Street 7 S Gordon Year: 2021 11,818 Year: 2000 12,671	Vietnam Veterans Memorial 8 S Young St Year: 2021 86,378 Year: 2018 82,700	South West Street 9 Taft St Year: 2021 21,384 Year: 1995 28,850	Vietnam Veterans Memorial 10 S Meridian Ave Year: 2021 86,378 Year: 2018 96,400
South West Street 11 S Young St Year: 2021 4,015 Year: 2018 82,700	West Maple Street 12 S Young St Year: 2021 9,213 Year: 2018 9,090 Year: 2000 20,722	South West Street 13 S Young St Year: 2021 9,500	West Douglas Avenue 14 S Martinson St Year: 2021 7,682 Year: 2018 7,650	South West Street 15 S Young Ave Year: 2021 6,260
West McCormick Street 16 S All Hallows St Year: 2021 1,501 Year: 2018 1,455	North Tracy Street 17 W Douglas Ave Year: 2021 1,341 Year: 2018 1,300 Year: 2017 1,159	South West Street 18 W Monroe St Year: 2021 16,313 Year: 2016 14,656 Year: 2000 17,033	South Anna Street 19 W Maple St Year: 2021 2,765 Year: 2018 2,680 Year: 2017 2,353	South West Street 20 W Kellogg St Year: 2021 5,825



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Demographic Report



434 S West St

Population

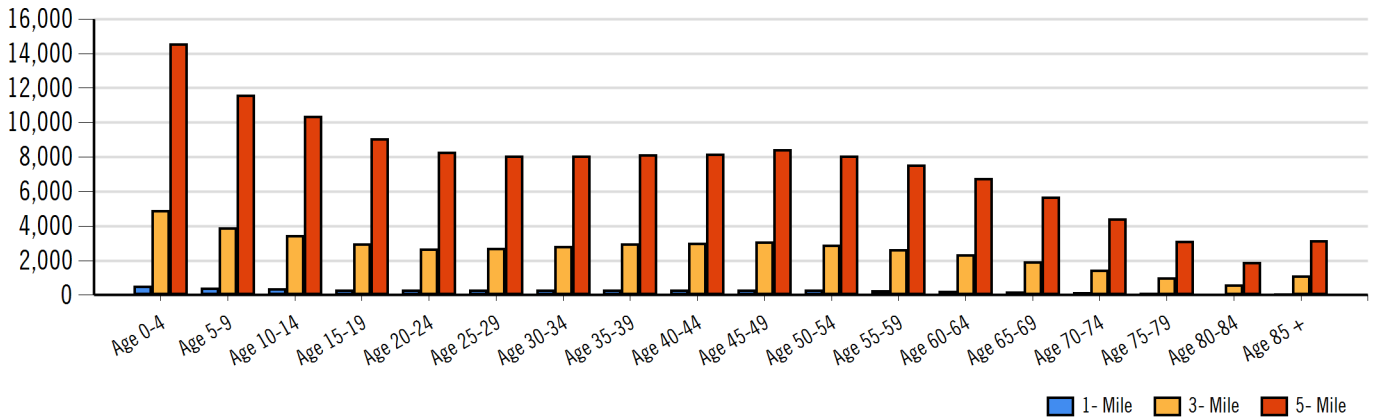
Distance	Male	Female	Total
1- Mile	2,555	2,550	5,105
3- Mile	23,360	23,481	46,842
5- Mile	67,557	68,198	135,755



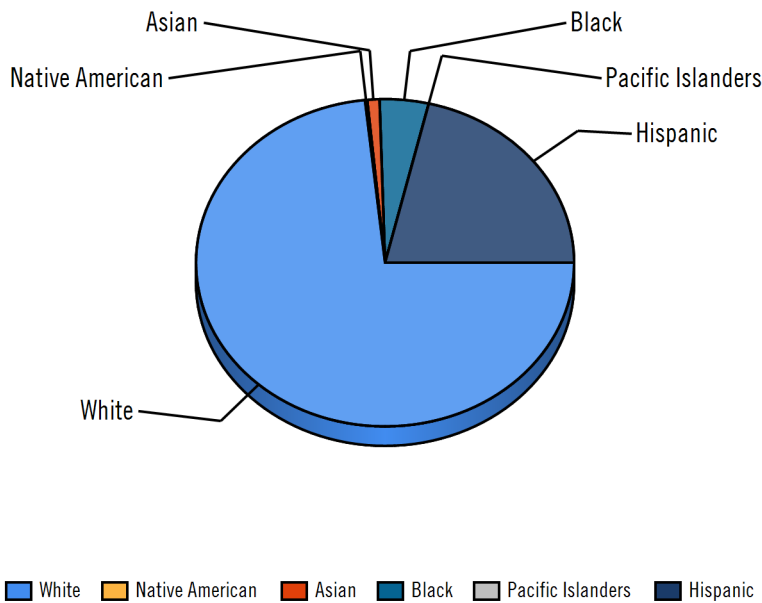
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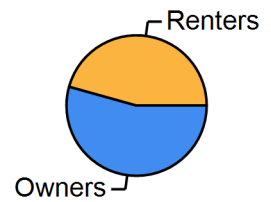
Population by Distance and Age (2020)



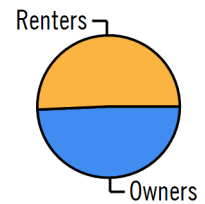
Ethnicity within 5 miles



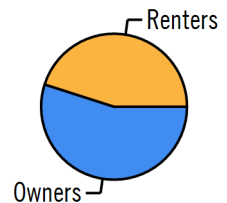
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,023	110	2.66 %
3-Mile	20,830	932	3.55 %
5-Mile	59,619	2,502	3.82 %



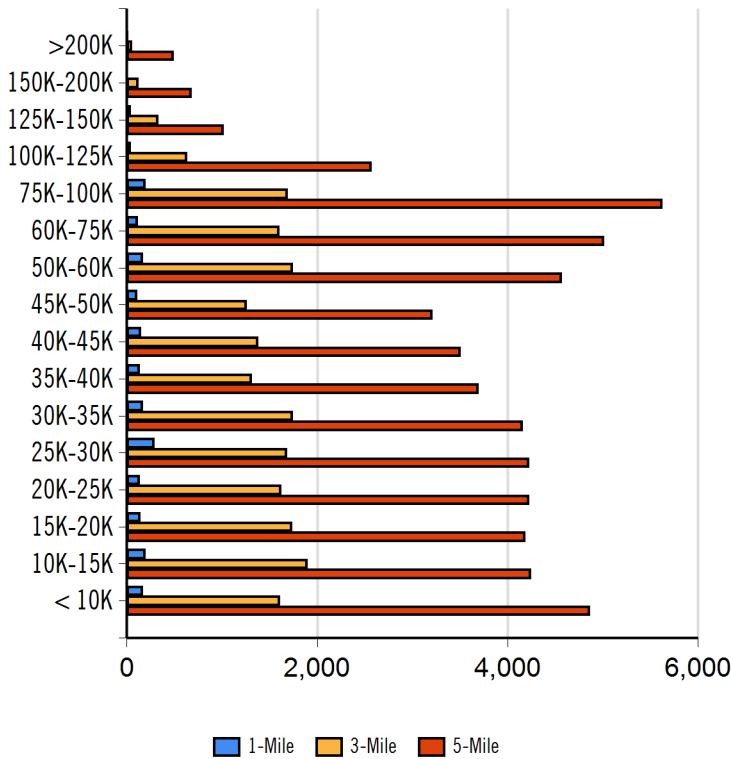
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	0	226	370	111	223	102	51	100	485	158	27	104
3-Mile	156	81	2,005	4,359	558	2,411	755	298	1,311	4,212	2,140	590	1,200
5-Mile	385	243	5,257	12,379	1,677	6,280	2,776	946	4,556	11,721	5,861	1,899	3,355

Household Income



Radius	Median Household Income
1-Mile	\$33,269.22
3-Mile	\$35,931.28
5-Mile	\$39,554.43

Radius	Average Household Income
1-Mile	\$43,155.56
3-Mile	\$43,759.11
5-Mile	\$46,702.47

Radius	Aggregate Household Income
1-Mile	\$83,957,994.18
3-Mile	\$868,315,365.82
5-Mile	\$2,689,777,815.70

Education

	1-Mile	3-mile	5-mile
Pop > 25	3,113	28,824	81,806
High School Grad	1,352	10,112	27,058
Some College	572	6,895	19,226
Associates	186	1,302	4,152
Bachelors	210	3,328	10,780
Masters	69	953	3,184
Prof. Degree	18	249	935
Doctorate	5	136	421

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	54 %	104 %	106 %
Teen's	55 %	84 %	96 %
Expensive Homes	0 %	14 %	11 %
Mobile Homes	33 %	26 %	25 %
New Homes	21 %	42 %	38 %
New Households	64 %	113 %	114 %
Military Households	49 %	40 %	44 %
Households with 4+ Cars	54 %	63 %	71 %
Public Transportation Users	6 %	14 %	17 %
Young Wealthy Households	0 %	10 %	16 %

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

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	79,125,238		797,716,347		2,296,771,245	
Average annual household	39,166		39,293		40,381	
Food	5,276	13.47 %	5,282	13.44 %	5,402	13.38 %
Food at home	3,635		3,630		3,687	
Cereals and bakery products	514		513		522	
Cereals and cereal products	184		183		187	
Bakery products	330		329		335	
Meats poultry fish and eggs	744		743		752	
Beef	174		173		175	
Pork	137		137		138	
Poultry	141		141		142	
Fish and seafood	116		116		118	
Eggs	61		61		62	
Dairy products	355		354		362	
Fruits and vegetables	721		721		736	
Fresh fruits	104		105		107	
Processed vegetables	145		145		147	
Sugar and other sweets	135		134		136	
Fats and oils	116		115		117	
Miscellaneous foods	687		687		696	
Nonalcoholic beverages	324		322		325	
Food away from home	1,640		1,651		1,715	
Alcoholic beverages	251		254		264	
Housing	14,822	37.84 %	14,877	37.86 %	15,191	37.62 %
Shelter	8,885		8,924		9,123	
Owned dwellings	4,849		4,873		5,046	
Mortgage interest and charges	2,327		2,342		2,443	
Property taxes	1,625		1,626		1,685	
Maintenance repairs	897		903		917	
Rented dwellings	3,473		3,487		3,478	
Other lodging	562		564		598	
Utilities fuels	3,711		3,719		3,769	
Natural gas	334		333		339	
Electricity	1,534		1,536		1,550	
Fuel oil	134		134		138	
Telephone services	1,142		1,147		1,163	
Water and other public services	566		567		577	
Household operations	928	2.37 %	934	2.38 %	962	2.38 %
Personal services	239		241		251	
Other household expenses	689		692		710	
Housekeeping supplies	508		504		512	
Laundry and cleaning supplies	145		143		145	
Other household products	288		286		291	
Postage and stationery	74		74		75	
Household furnishings	788		793		824	
Household textiles	59		59		61	
Furniture	145		146		156	
Floor coverings	16		17		18	
Major appliances	124		127		129	
Small appliances	74		74		76	
Miscellaneous	368		369		381	
Apparel and services	1,055	2.69 %	1,050	2.67 %	1,074	2.66 %
Men and boys	189		184		191	
Men 16 and over	153		149		155	
Boys 2 to 15	35		34		35	
Women and girls	390		391		401	



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Women 16 and over	318	319	329
Girls 2 to 15	71	71	72
Children under 2	85	84	84

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	79,125,238		797,716,347		2,296,771,245	
Average annual household	39,166		39,293		40,381	
Transportation	5,421	13.84 %	5,446	13.86 %	5,590	13.84 %
Vehicle purchases	1,143		1,144		1,195	
Cars and trucks new	559		564		594	
Cars and trucks used	554		549		569	
Gasoline and motor oil	1,851		1,859		1,891	
Other vehicle expenses	2,106		2,120		2,164	
Vehicle finance charges	135		137		141	
Maintenance and repairs	716		720		738	
Vehicle insurance	1,013		1,022		1,035	
Vehicle rental leases	241		241		249	
Public transportation	319		321		338	
Health care	3,198	8.17 %	3,206	8.16 %	3,275	8.11 %
Health insurance	2,156		2,159		2,198	
Medical services	616		620		642	
Drugs	324		325		330	
Medical supplies	100		101		103	
Entertainment	2,308	5.89 %	2,317	5.90 %	2,380	5.89 %
Fees and admissions	353		355		378	
Television radios	919		922		934	
Pets toys	844		845		869	
Personal care products	495		494		510	
Reading	44		44		45	
Education	841		838		885	
Tobacco products	408		407		406	
Miscellaneous	629	1.61 %	635	1.62 %	652	1.61 %
Cash contributions	1,093		1,100		1,129	
Personal insurance	3,318		3,338		3,571	
Life and other personal insurance	128		129		133	
Pensions and Social Security	3,190		3,209		3,437	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,925	4,088	20.78 %	1,699	2,868	2,810	2,115	437
3-Mile	2020	31,609	26,296	19.29 %	12,369	16,806	15,900	15,709	3,613
5-Mile	2020	74,115	60,921	21.64 %	25,847	43,257	41,527	32,588	6,410
1-Mile	2023	4,301	4,088	5.53 %	1,484	2,504	2,510	1,791	1,300
3-Mile	2023	27,474	26,296	3.80 %	10,742	14,614	13,859	13,615	9,332
5-Mile	2023	64,796	60,921	6.67 %	22,551	37,864	37,047	27,749	19,526



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