

# Retail For Lease



Pestinger Real Estate

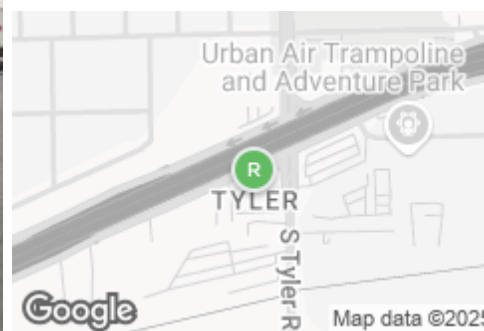
9412 East Central Avenue Wichita, KS 67206 | 316-650-2606

## Kellogg & Tyler Retail For Lease

8909 W. Kellogg Dr, Wichita, KS, 67209

Retail: Strip Center For Lease

Prepared on June 09, 2025



### Listing Details | Retail For Lease

Suite	<b>109</b>
Secondary Uses	<b>Office</b>
Sublease	<b>No</b>
Total Available Space	<b>1,800 SF</b>
Min Div/Max Contig	<b>Not present/1,800 SF</b>
Asking Rate	<b>\$11.50 Annual/SF</b>
Monthly Rate	<b>\$1,725</b>
Lease Type	<b>NNN</b>
Expenses	<b>\$4.50 (NNN)</b>
Lease Terms	<b>2 Years or Longer</b>
Signage	<b>Free-Standing</b>

Show Instructions	<b>Call broker</b>
Vacant	<b>No</b>
Vacant Date	<b>3/01/2025</b>
Available Date	<b>6/02/2025</b>
Days On Market	<b>28 days</b>
Date Listed	<b>5/12/2025</b>
Last Modified	<b>5/30/2025</b>
Listing ID	<b>27988321</b>
Offices	<b>1</b>
Restrooms	<b>1</b>
Parking Spaces	<b>85</b>

### Description

Inline retail suite with 1,800sf that is suitable for many uses at the hard corner of Kellogg & Tyler. Open plan with good finish that has one office, show room with laminate & carpeted flooring and storage area with restroom. Easy to convert to alternative uses. Located between Lumber Liquidators Hardwood Flooring, and Davis Liquor. Retail center is located next to Midwest KIA, Carstar Collision Specialists, Public Storage, Enterprise Truck Rental, Kansas Truck Equipment Company and various National Retailers & Restaurants. Close proximity to Bombardier Learjet, Eisenhower National Airport and Tex Consolver Golf Course. Excellent 59,300 traffic count per day and monument signage available. Ample asphalt curb side side parking. This is a concrete block building with glass panels and front canopy.

### Property Details

Building Class	<b>-</b>
Property Type	<b>Retail</b>
Sub Type	<b>Strip Center</b>
Zoning	<b>GC</b>
Building Status	<b>Existing</b>

Building Size	<b>20,748 SF</b>
Land Size	<b>1.41 Acres / 61,336 SF</b>
Number of Buildings	<b>1</b>
Floors	<b>1</b>
Year Built	<b>1989</b>

### Contact



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**MOODY'S**

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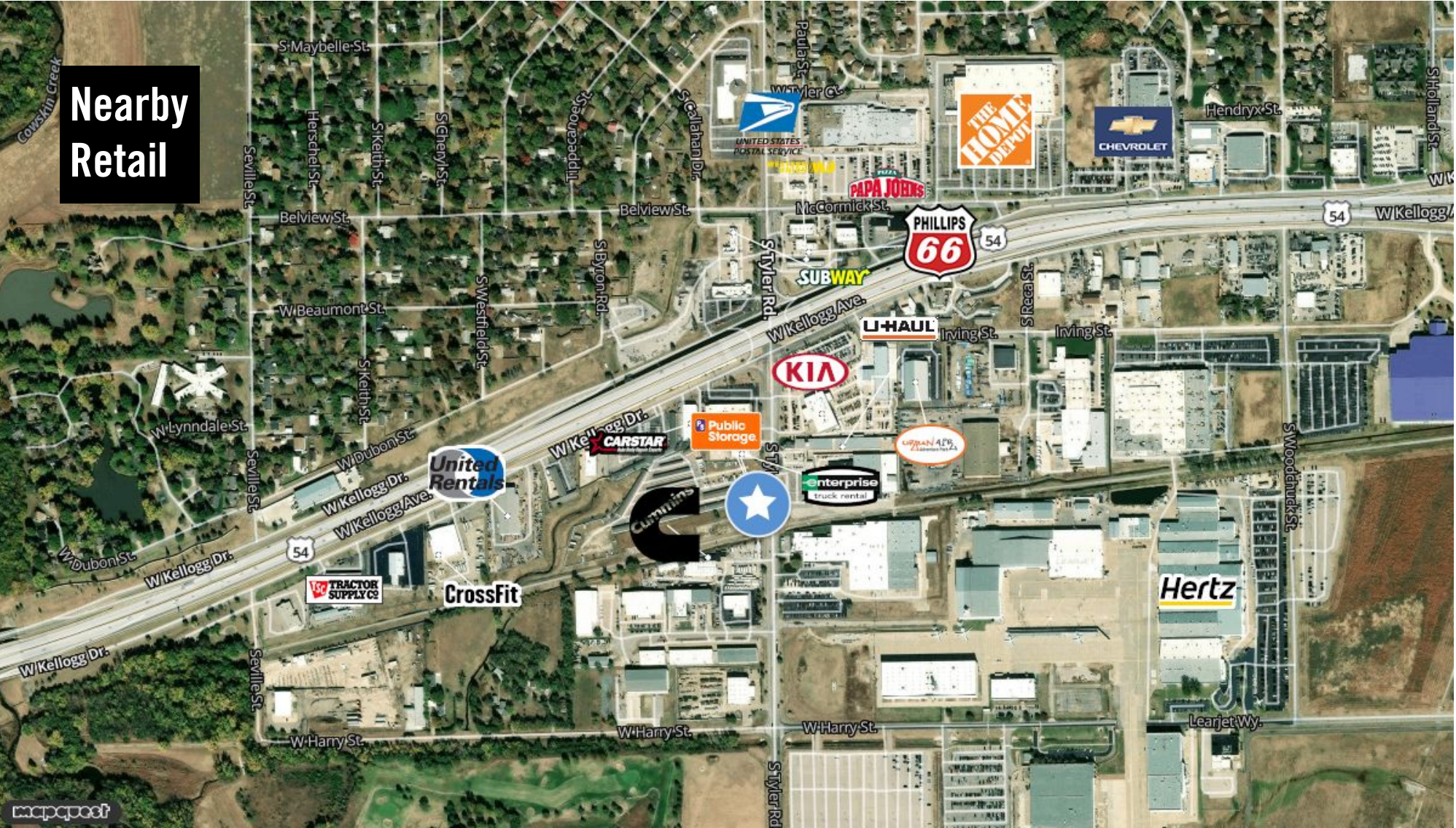
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Nearby  
Retail



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ANALYTICS

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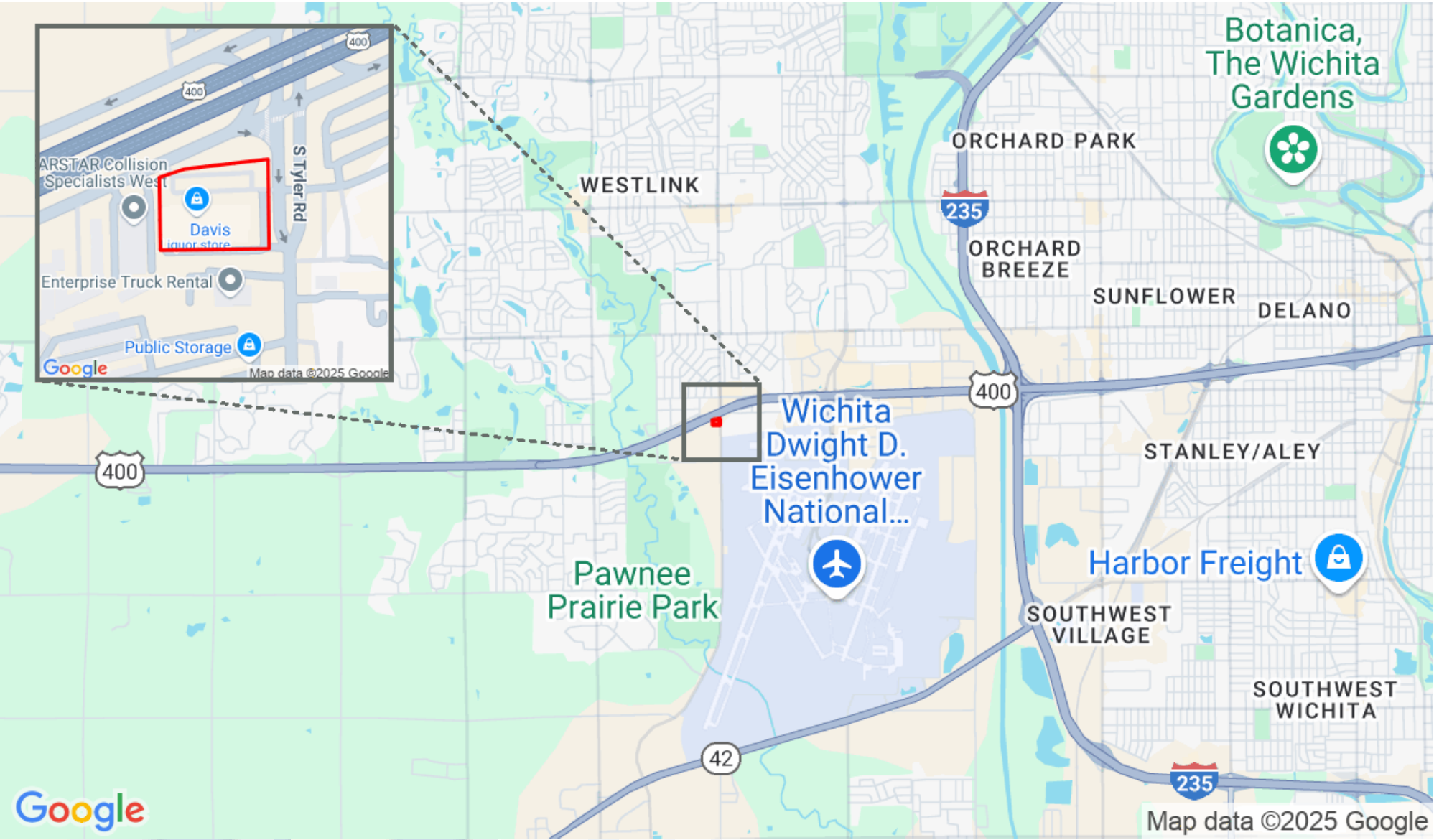


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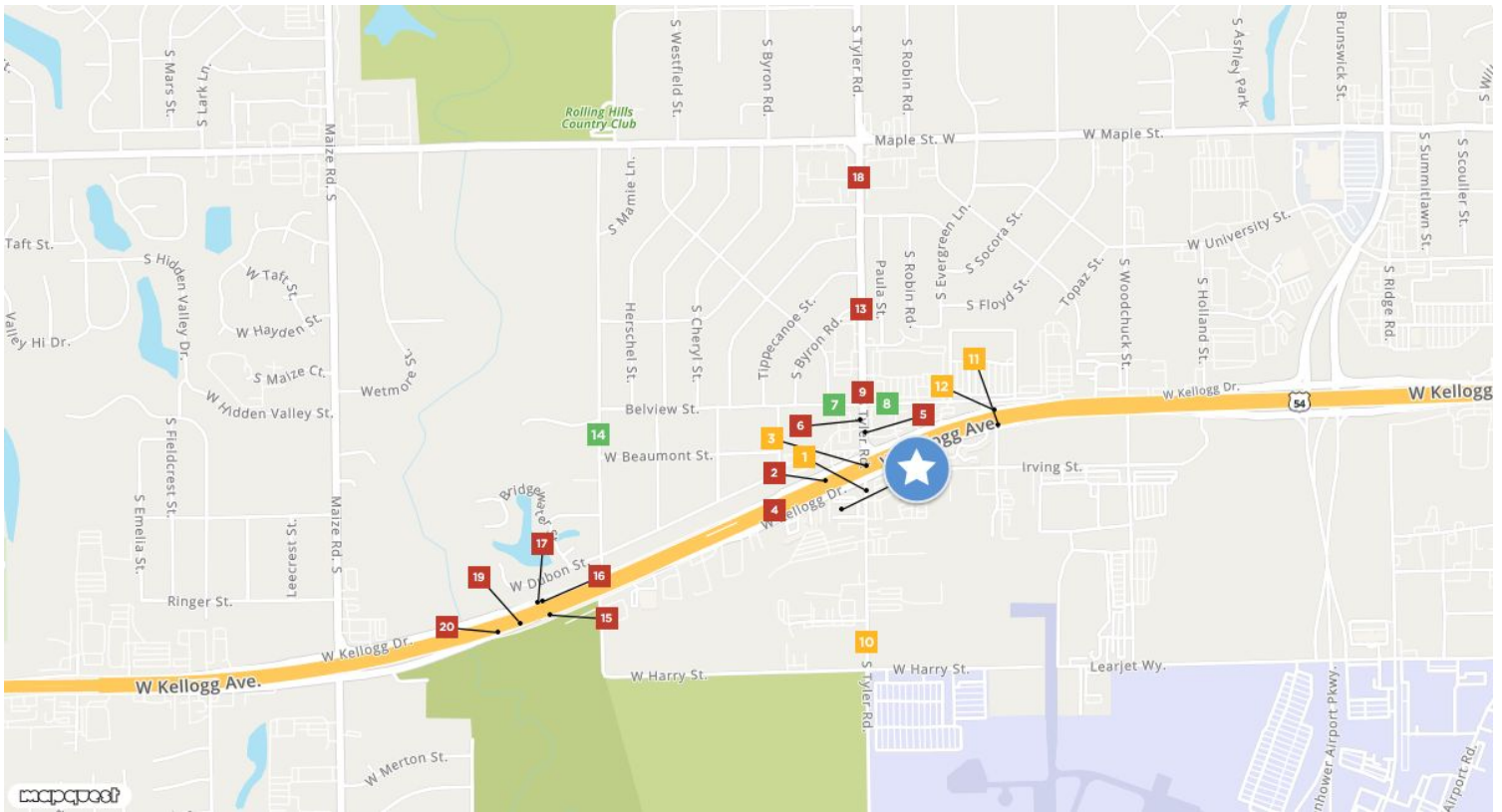
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## Traffic Counts



### South Tyler Road

1

Year: 2023 8,211

### US 54;US 400

2

S Tyler Rd

Year: 2021 52,141

### South Tyler Road

3

S Tyler Rd

Year: 2023 8,211

### Vietnam Veterans Memorial

4

S Reka

Year: 2021 52,141

Year: 2008 57,300

Year: 2003 52,900

### South Tyler Road

5

W Kellogg Dr N

Year: 2023 15,814

### South Tyler Road

6

Bellview St

Year: 2023 15,814

Year: 2008 17,442

Year: 2000 19,255

### Bellview Street

7

S Callahan Dr

Year: 2023 1,218

Year: 2007 1,340

### West McCormick Avenue

8

W Bellview Ave

Year: 2023 4,719

Year: 2007 4,634

### South Tyler Road

9

W McCormick Ave

Year: 2023 15,358

### South Tyler Road

10

W Harry St

Year: 2013 6,305

Year: 2000 6,630

### W Kellogg Dr S

11

S Reka St

Year: 2018 8,465

### W Kellogg Dr N

12

W McCormick Ave

Year: 2018 9,800

### S Byron Ave

13

S Byron Ave

Year: 2021 16,997

### Seville St

14

W Beaumont St

Year: 2000 745

### West Kellogg Drive South

15

Seville St

Year: 2018 49,900

Year: 2011 8,230

### W Dubon St

16

W Dubon St

Year: 2021 10,995

### Dubon St

17

W Dubon St

Year: 2018 10,995

### South Tyler Road

18

W University St

Year: 2018 17,160

Year: 2000 21,440

Year: 2000 17,702

### S Holland St

19

S Holland St

Year: 2021 16,470

Year: 2018 59,900

### Dubon St

20

S Bridgewater St

Year: 2018 16,470

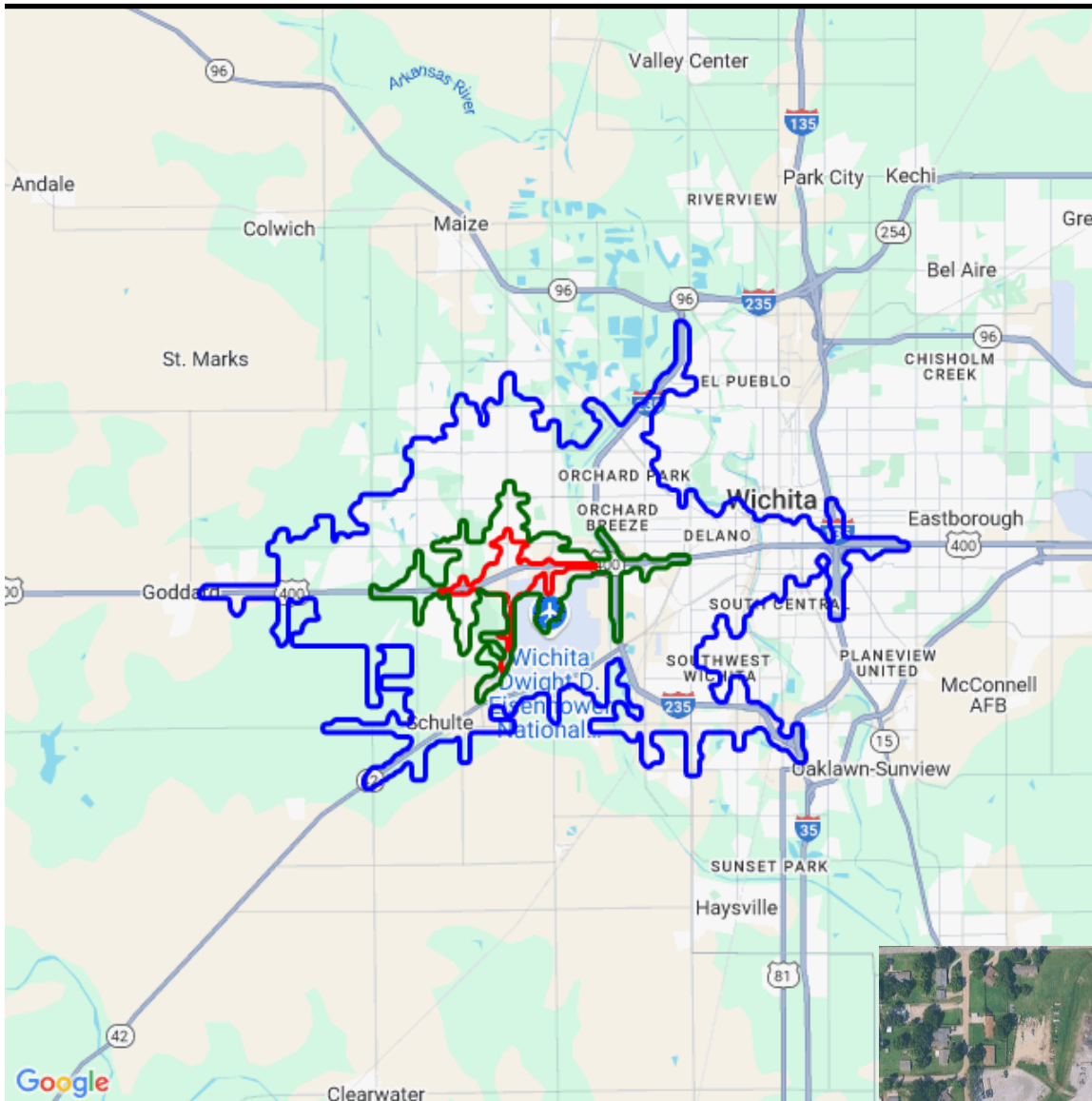


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# Demographic Report



**8909 W Kellogg Dr**

## Population

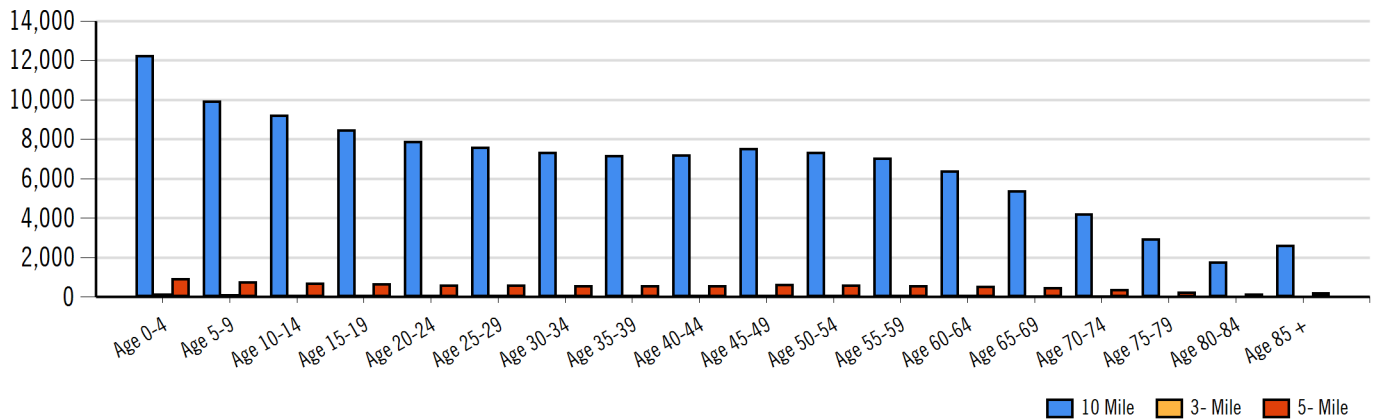
Distance	Male	Female	Total
3- Minute	908	908	1,816
5- Minute	5,161	5,139	10,300
10 Minute	61,030	61,763	122,793



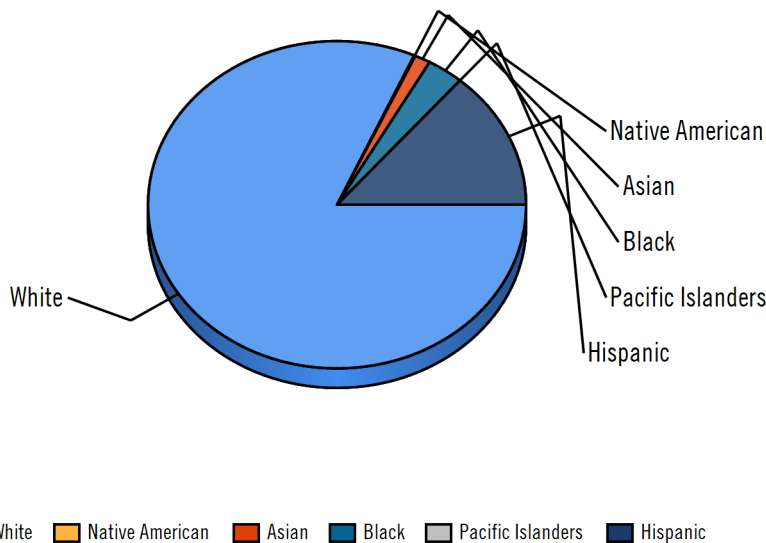
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## Population by Distance and Age (2020)



## Ethnicity within 5 Minute



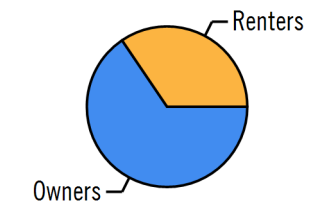
### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	918	27	0.43 %
5-Minute	5,163	167	1.15 %
10-Minute	57,310	2,069	2.75 %



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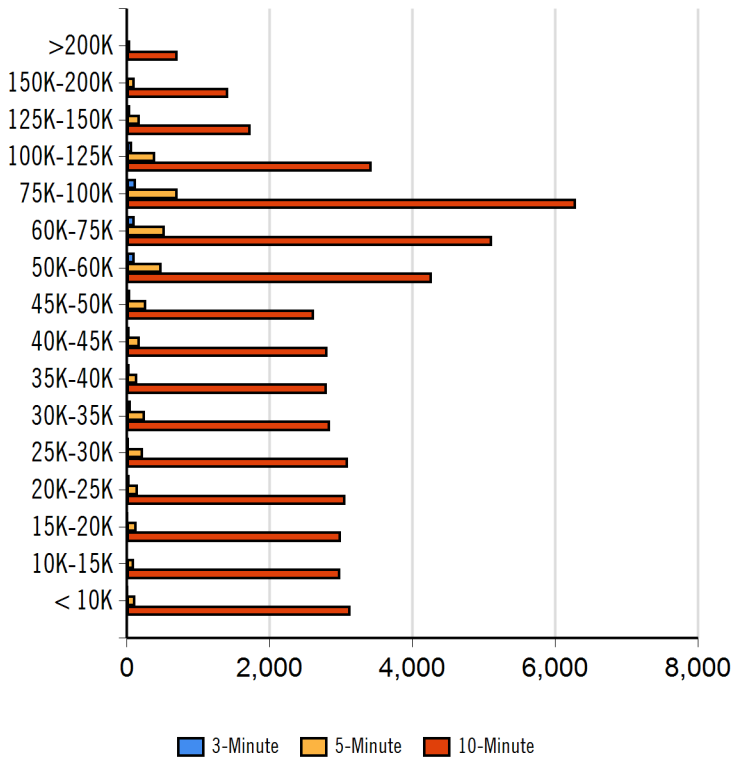
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	1	53	232	11	102	47	7	82	158	68	42	96
5-Minute	9	16	303	1,148	114	514	338	63	423	1,081	342	215	420
10-Minute	325	245	3,761	12,297	1,830	5,980	2,487	782	4,282	12,308	4,922	2,404	3,223

## Household Income



Radius	Median Household Income
10-Minute	\$48,048.63
5-Minute	\$58,226.67
3-Minute	\$64,317.50

Radius	Average Household Income
10-Minute	\$55,031.27
5-Minute	\$64,879.81
3-Minute	\$70,312.25

Radius	Aggregate Household Income
3-Minute	\$49,361,336.72
5-Minute	\$269,539,610.50
10-Minute	\$2,879,326,620.38

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,167	6,487	74,900
High School Grad	315	1,780	22,905
Some College	312	1,800	19,058
Associates	79	446	4,143
Bachelors	218	1,243	12,636
Masters	60	370	3,814
Prof. Degree	12	41	837
Doctorate	4	31	372

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	16 %	32 %	83 %
Teen's	14 %	35 %	76 %
Expensive Homes	1 %	13 %	12 %
Mobile Homes	0 %	12 %	34 %
New Homes	18 %	57 %	71 %
New Households	14 %	37 %	87 %
Military Households	3 %	18 %	36 %
Households with 4+ Cars	17 %	35 %	65 %
Public Transportation Users	2 %	4 %	11 %
Young Wealthy Households	0 %	0 %	29 %

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	%
<b>Total Expenditures</b>	34,425,146		189,904,134		2,192,092,647	
<b>Average annual household</b>	48,756		47,162		43,403	
<b>Food</b>	6,288	12.90 %	6,135	13.01 %	5,737	13.22 %
Food at home	4,135		4,050		3,850	
Cereals and bakery products	589		576		546	
Cereals and cereal products	211		205		195	
Bakery products	378		370		350	
Meats poultry fish and eggs	810		801		776	
Beef	187		185		180	
Pork	150		147		142	
Poultry	151		150		146	
Fish and seafood	127		127		122	
Eggs	68		66		64	
Dairy products	415		406		382	
Fruits and vegetables	843		823		773	
Fresh fruits	124		121		113	
Processed vegetables	163		159		152	
Sugar and other sweets	153		150		142	
Fats and oils	133		129		122	
Miscellaneous foods	783		766		727	
Nonalcoholic beverages	353		348		335	
Food away from home	2,153		2,085		1,887	
Alcoholic beverages	348		334		295	
<b>Housing</b>	17,650	36.20 %	17,134	36.33 %	16,049	36.98 %
Shelter	10,655		10,327		9,658	
Owned dwellings	6,488		6,166		5,528	
Mortgage interest and charges	3,288		3,108		2,727	
Property taxes	2,161		2,056		1,848	
Maintenance repairs	1,039		1,001		952	
Rented dwellings	3,380		3,392		3,445	
Other lodging	786		768		684	
Utilities fuels	4,227		4,101		3,903	
Natural gas	392		378		356	
Electricity	1,674		1,638		1,585	
Fuel oil	164		157		146	
Telephone services	1,331		1,283		1,210	
Water and other public services	664		643		604	
<b>Household operations</b>	1,183	2.43 %	1,147	2.43 %	1,046	2.41 %
Personal services	334		326		285	
Other household expenses	848		821		761	
Housekeeping supplies	567		564		539	
Laundry and cleaning supplies	158		157		150	
Other household products	332		328		310	
Postage and stationery	76		78		78	
Household furnishings	1,017		993		901	
Household textiles	71		72		67	
Furniture	206		204		180	
Floor coverings	25		24		21	
Major appliances	160		145		133	
Small appliances	81		81		79	
Miscellaneous	472		464		418	
<b>Apparel and services</b>	1,206	2.47 %	1,219	2.58 %	1,150	2.65 %
Men and boys	232		232		212	
Men 16 and over	197		195		175	
Boys 2 to 15	34		36		37	
Women and girls	442		442		423	



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Women 16 and over	365	368	350
Girls 2 to 15	76	74	72
Children under 2	86	87	86

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	34,425,146		189,904,134		2,192,092,647	
<b>Average annual household</b>	48,756		47,162		43,403	
<b>Transportation</b>	6,802	13.95 %	6,541	13.87 %	5,993	13.81 %
Vehicle purchases	1,590		1,515		1,331	
Cars and trucks new	845		782		674	
Cars and trucks used	693		688		621	
Gasoline and motor oil	2,194		2,114		1,977	
Other vehicle expenses	2,591		2,485		2,299	
Vehicle finance charges	186		174		153	
Maintenance and repairs	880		851		788	
Vehicle insurance	1,211		1,155		1,082	
Vehicle rental leases	313		304		274	
Public transportation	425		424		383	
<b>Health care</b>	3,933	8.07 %	3,767	7.99 %	3,468	7.99 %
Health insurance	2,572		2,470		2,304	
Medical services	842		797		702	
Drugs	395		380		350	
Medical supplies	122		118		110	
<b>Entertainment</b>	2,939	6.03 %	2,837	6.02 %	2,573	5.93 %
Fees and admissions	530		509		439	
Television radios	1,068		1,031		971	
Pets toys	1,055		1,028		938	
Personal care products	619		603		552	
Reading	51		51		48	
Education	1,035		1,067		1,000	
Tobacco products	411		407		405	
<b>Miscellaneous</b>	801	1.64 %	759	1.61 %	700	1.61 %
<b>Cash contributions</b>	1,422		1,312		1,198	
<b>Personal insurance</b>	5,246		4,990		4,228	
Life and other personal insurance	170		164		146	
Pensions and Social Security	5,076		4,825		4,081	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	845	728	18.26 %	231	558	613	232	62
5-Minute	2020	4,679	3,914	143.33 %	1,265	3,137	3,332	1,347	188
10-Minute	2020	57,778	47,770	1,958.10 %	17,709	36,560	36,857	20,920	4,810
3-Minute	2023	729	728	-0.97 %	199	482	560	169	221
5-Minute	2023	4,053	3,914	26.49 %	1,093	2,722	3,041	1,012	1,047
10-Minute	2023	50,222	47,770	446.94 %	15,387	31,780	33,202	17,019	15,078



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