

KELLOGG FRONTAGE BUILDING FOR LEASE, WILL BUILD TO SUIT

6411 E KELLOGG ST WICHITA, Wichita, KS 67207



OFFERING SUMMARY

| | |
|-----------------------|-----------------------------|
| SALE PRICE: | N/A |
| AVAILABLE SF: | 38,700 SF |
| LEASE RATE: | \$12,000.00 per month (NNN) |
| LOT SIZE: | 3.5 Acres |
| BUILDING SIZE: | 38,700 |
| RENOVATED: | 1970 |
| ZONING: | LC |
| MARKET: | Wichita |
| PRICE / SF: | - |

PROPERTY OVERVIEW

Experienced owner will get creative to create a win-win situation for your business to thrive. This former car lot would be great for uses such as: furniture, car lot, education, government, health/fitness/beauty, hospitality, medical services, the list goes on. Working with you this NNN lease can provide renovations or build to suit that fits all your needs. This building has great frontage to Kellogg and Woodlawn in a high traffic area. Open building has a basement the footprint of the building doubling its storage and warehousing capacity. With offices and showroom on one end you can get creative with this space for almost any business. There is a separate entrance that was used as food & beverage establishment at some point and could be great as a meeting/small venue space. Both entrances have shared access to the basement. Call our team today to tour!

PROPERTY HIGHLIGHTS

KW COMMERCIAL SIGNATURE PARTNERS LLC
1635 N. Waterfront Parkway,
Suite 150
Wichita, KS 67206

WILL HARMON, CCIM
Director
O: 316.207.1362
will@kw.com
KS #SP00236251

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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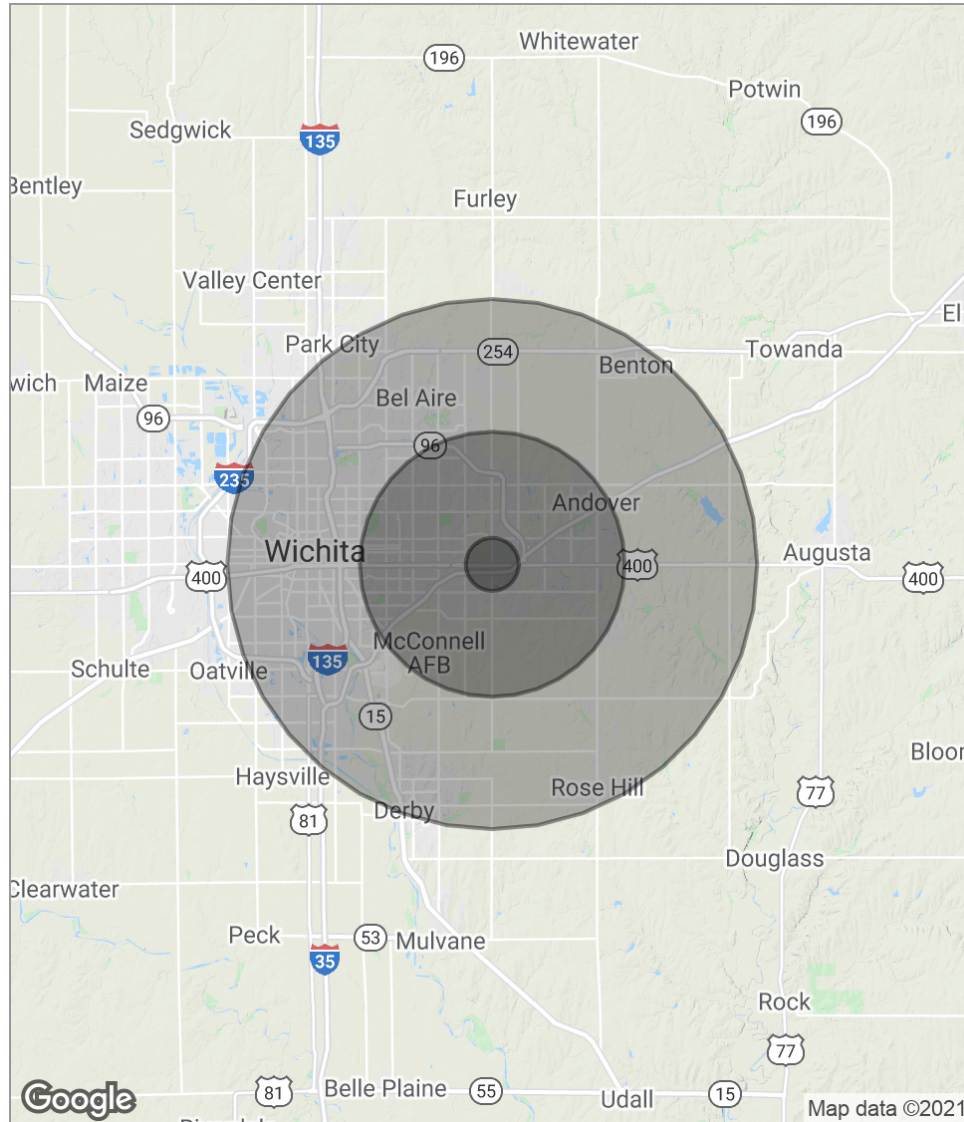
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 4,521 | 110,187 | 322,346 |
| Median Age | 34.3 | 36.1 | 34.4 |
| Median Age (Male) | 33.5 | 35.4 | 33.6 |
| Median Age (Female) | 34.3 | 36.6 | 35.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 1,555 | 44,128 | 127,719 |
| # Of Persons Per HH | 2.9 | 2.5 | 2.5 |
| Average HH Income | \$82,670 | \$84,117 | \$62,249 |
| Average House Value | \$176,975 | \$193,295 | \$155,202 |

* Demographic data derived from 2010 US Census

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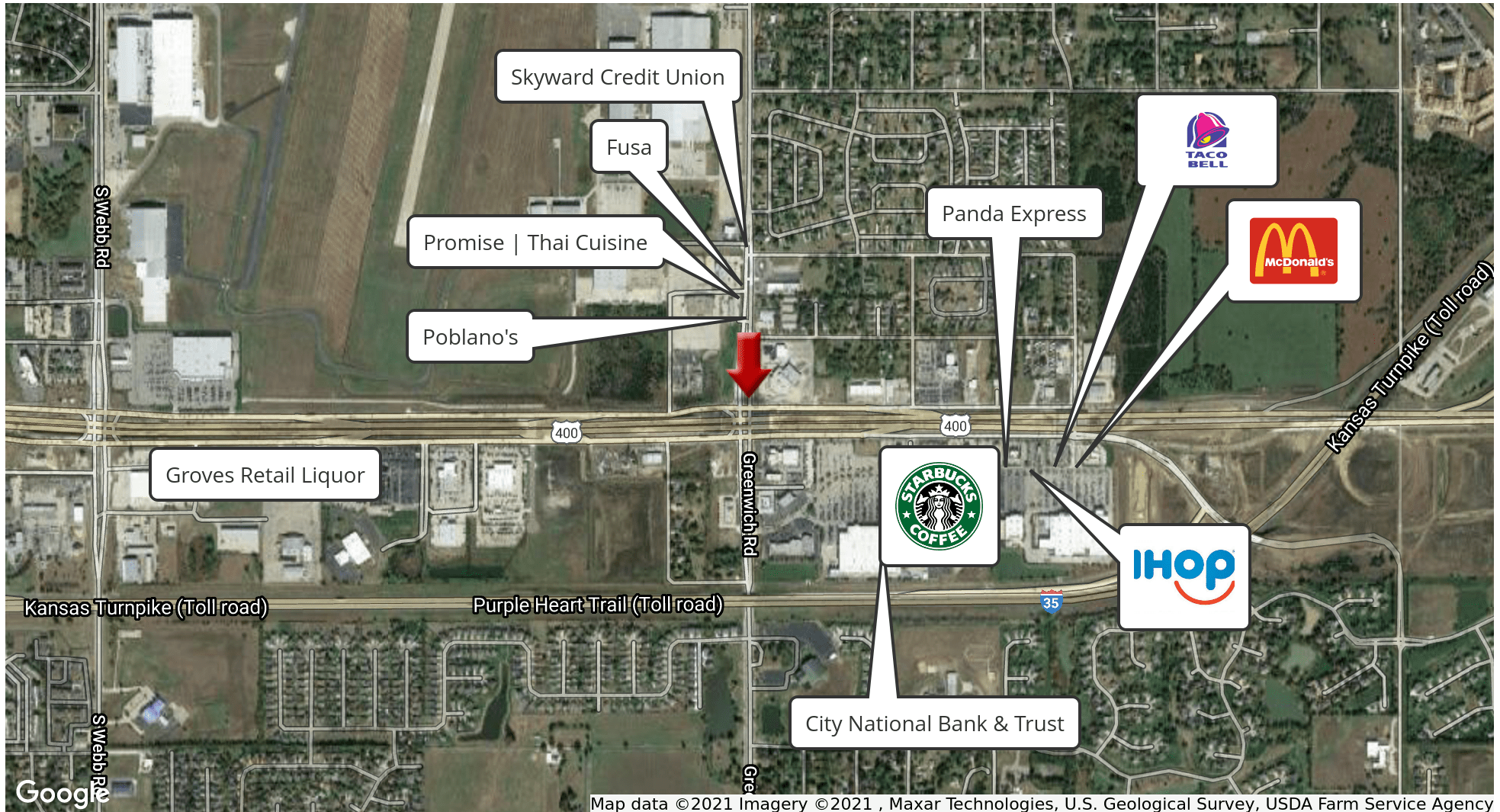
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