



## Retail Pad Site

4702 W. Kellogg Wichita, Kansas 67209

### Property Highlights

- 28,974 SF pad site available
- Owner will consider new build-to-suit for retail user
- Fantastic visibility to West Kellogg
- 87,200 VPD on Kellogg
- Located in front of Towne West Square
- Just east of I-235
- Area Users: Dick's Sporting Goods, Dillard's Clearance Center, PetSmart, Guitar Center, Sketchers, multiple banks, hotels and restaurants
- 3 Miles east of Wichita Dwight D. Eisenhower Airport
- Ground Lease Rate: \$65,000/year (\$2.25/SF) NNN

### Offering Summary

**Ground Lease Rate:** \$65,000/year (\$2.25/SF) NNN

**Lot Size:** 28,974 SF

### Demographics 1 Mile 3 Miles 5 Miles

**Total Households** 1,738 30,180 80,921

**Total Population** 3,985 64,602 178,731

**Average HH Income** \$45,378 \$49,412 \$55,300

### For More Information

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