

## B-T-S or Ground Lease Retail Pad Site

West Kellogg



# **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

\$49,412

### For More Information

Average HH Income \$45,378

#### Troy Farha

O: 316 847 4904 tfarha@naimartens.com

Independently Owned and Operated. The information contained herein was obtained from sources believed reliable; however, NAI Martens Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 1330 E. Douglas Ave. Wichita, KS 67214 316 262 0000 tel naimartens.com

\$55,300



## **B-T-S or Ground Lease**

Retail Pad Site West Kellogg



Independently Owned and Operated. The information contained herein was obtained from sources believed reliable; however, NAI Martens Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 1330 E. Douglas Ave. Wichita, KS 67214 316 262 0000 tel naimartens.com