

Westgate Plaza

6610-6840 W. Kellogg Dr.



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NAI Martens

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Each prospective tenant is to rely upon its own investigation, evaluation and judgment as to the feasibility of leasing the property described herein.

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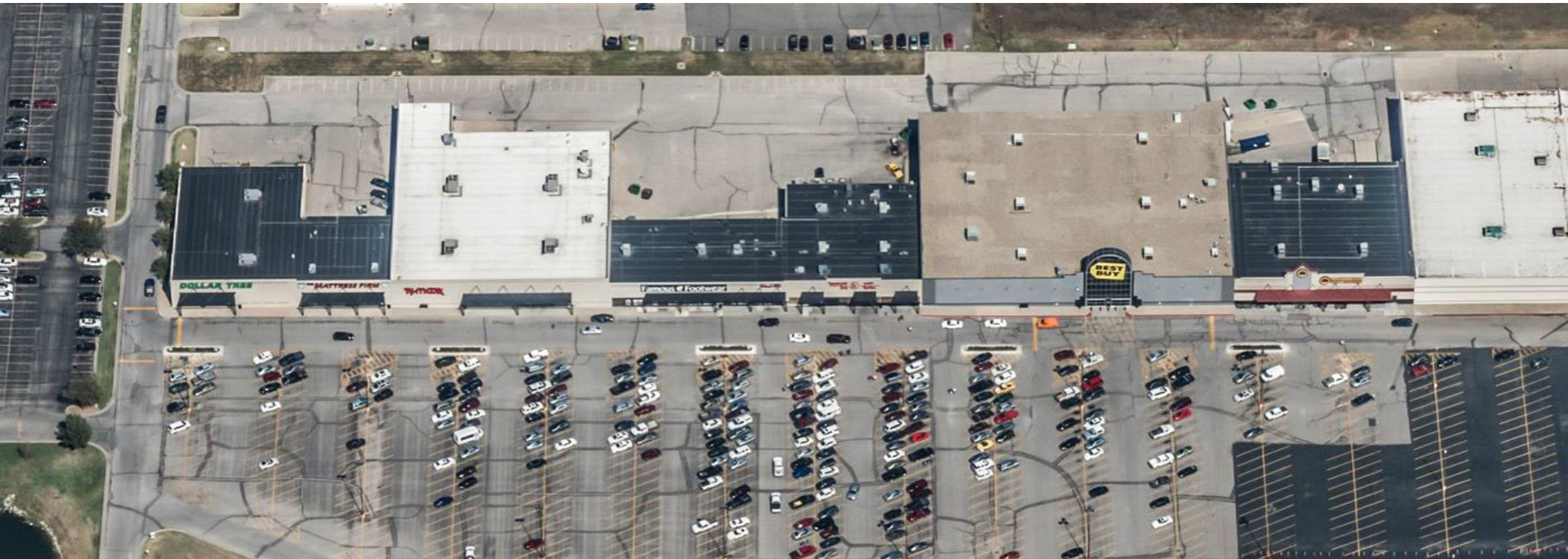
The Property

Westgate Plaza Shopping Center is located at 6610-6840 W. Kellogg Drive. Built in the mid 90's, this 136,354 SF power center is positioned in a high-traffic area of west Wichita with a notably high concentration of strong national retailers, restaurants and big-box stores. The center's location along Kellogg/US-54 provides exposure to 74,100 vehicles per day. It sits one mile from I-235 and directly north of Dwight D. Eisenhower National Airport. Westgate Plaza's tenants include Dollar Tree, T.J. Maxx, Famous Footwear, Sally Beauty, Teppanyaki Grill & Sushi Buffet, and Northern Tool & Equipment. The property totals 13.36 acres with generous parking and easy access from the north or south sides.



Center Highlights

- Strong national tenant mix with an excellent west Wichita location.
- High visibility and traffic counts along Wichita's main arterial highway.
- Located directly north of Dwight D. Eisenhower Airport.



Center Availabilities



45,777 SF Space Available

Center Availabilities

Property Summary



5,611 SF Space Available

Current Tenants Westgate Plaza



Dollar Tree, Inc. operates retail variety stores selling an array of merchandise at their famous low price point. The Fortune 200 company is headquartered in Chesapeake, Virginia with over 15,000 stores coast to coast.



T.J. Maxx is a department store chain known for its emphasis on low prices and an ever-changing selection of merchandise. The company was founded in 1977 and has grown to over 500 stores.



As a division of Caleres, Famous Footwear sells brand name athletic and casual shoes. The company was started in 1960 and currently operates over 1,000 retail stores in both the U.S. and Canada. It is headquartered in St. Louis, Missouri.



Sally Beauty is the world's largest retailer of professional beauty supplies with over 5,000 stores globally. Sally Beauty has been in operation for over 50 years and sells thousands of products & accessories for hair, nails and skin to consumers and beauty professionals.



Teppanyaki Grill & Sushi Buffet serves primarily Asian cuisine including sushi, hibachi grill options, and Japanese style teppanyaki dishes. This large buffet restaurant operates in a 12,000 SF space within the shopping center.



Northern Tool & Equipment has been around since 1981, selling tools to businesses, contractors, and do-it-yourselfers. The company has over 100 stores found mostly in the Midwest and southeastern United States.

VACANT
5,611 SF

Former
MATTRESS FIRM

VACANT
45,777 SF

Former
BEST BUY

Location Summary

Area Retailers



Map data © 2020 Imagery © 2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Wichita Overview

Location Summary



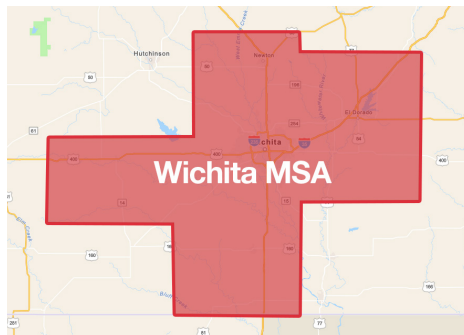
The greater Wichita region is perfectly positioned to grow global ideas and business. The city is located in the heart of the 1-135 corridor and at the confluence of major railroad systems. Nicknamed the Air Capital of the World, Wichita is a manufacturing specialized region. The Wichita region is home to the National Institute for Aviation Research, the largest research and development academic institution in the nation.

The city is located in south-central Kansas and benefits from proximity to several major markets including Kansas City (180 miles), Omaha (250 miles), Denver (430 miles) and Oklahoma City (150 miles).


Aircraft manufacturing has long been a major economic driver and source of employment for the Wichita market. Despite periods of growth and times of hardship for the industry, Wichita has managed to benefit from its manufacturing roots. Spirit AeroSystems and Textron Aviation, the city's two top employers, are headquartered in Wichita and generate billions in revenue annually. The city of Wichita also contains the protein division headquarters for Cargill, the largest privately held company in the world, and the headquarters for Koch Industries,

the second largest privately held company in the world. In addition to aircraft manufacturers, the Wichita MSA is home to McConnell Air Force Base, which employs nearly 7,000. While aircraft and manufacturing are important to the market, the local economy is also supported by healthcare and education. The service sector accounts for around 45 percent of jobs in the area and has seen growth in recent years which is projected to continue.


Wichita has seen a renewed commitment to investment, growth and diversification of the city by its community members. One of the places these efforts can be seen is in Wichita's core. Over the last decade, Wichita has seen a transformative change, not only in the amount of development activity but in a community wide attitude towards its central city. According to Downtown Wichita, more than \$1 billion has been invested in the urban core, in the last 10 years, of which \$631 million was private investment. For the first time in years downtown has been able to retain, and in some cases attract, businesses which had been flocking to suburban office locations. Rapid development of downtown living spaces took place as well as renewed interest in downtown retail.




660,913
Population


36.5
Median Age


252,671
Households


\$73,940
Average
Household
Income


22,101
Businesses

Demographic Overview

2020 DEMOGRAPHICS

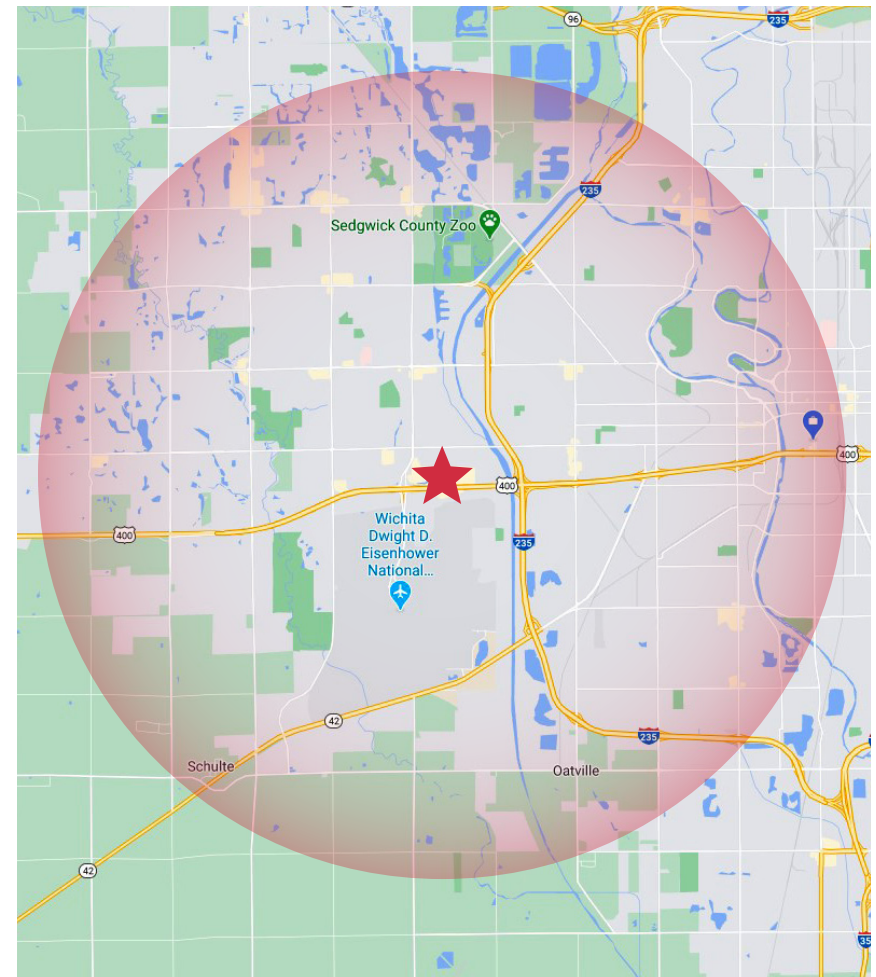
	1-MILE	3-MILE	5-MILE
Population	3,994	55,105	169,653
Estimated Households	1,821	23,529	67,964
Median Household Income	\$45,877	\$49,983	\$53,882
Average Household Size	2.18	2.30	2.44
Per Capita Income	\$24,581	\$25,810	\$28,516
Median Age	33.2	36.7	37.0

HOUSEHOLD INCOME

	1-MILE	3-MILE	5-MILE
Less than \$15,000	13.8%	10.6%	10.4%
\$15,000 - \$24,999	11.8%	12.5%	11.3%
\$25,000 - \$34,999	13.8%	11.5%	10.5%
\$35,000 - \$49,999	13.6%	15.5%	13.4%
\$50,000 - \$74,999	22.9%	21.4%	19.5%
\$75,000 - \$99,999	13.5%	13.4%	12.6%
\$100,000 - \$149,999	8.1%	10.9%	13.6%
\$150,000 - \$199,999	1.8%	3.1%	5.6%
\$200,000 and greater	0.7%	1.1%	3.1%

HOUSING

	1-MILE	3-MILE	5-MILE
Total Housing Units	1,821	23,529	67,964
Owner Occupied Units	773	13,755	43,223
Rental Units	1,048	9,774	24,741





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