

FOR LEASE

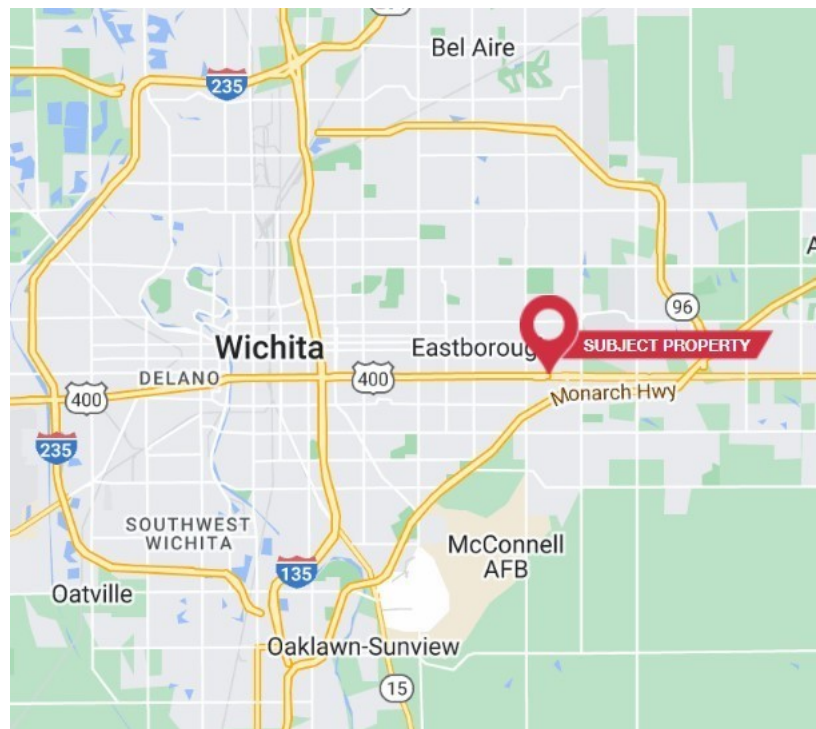
8404 E Kellogg Dr. Wichita, KS 67207

NaimMartens



Retail/Office/Showroom/Flex Space

- 5,915 SF renovated building
- +/- 4,600 SF available for lease
- Suitable for retail/showroom, flex, office
- Potential to divide spaces
- Building renovated in 2022
- New 40' pole signage available
- Overhead garage doors available
- Electrical Service: 800 amp, 3-phase
- Zoning: LC - Limited Commercial
- Lease Rate: \$10.00psf, NNN
- Estimated NNN's: \$1.25psf



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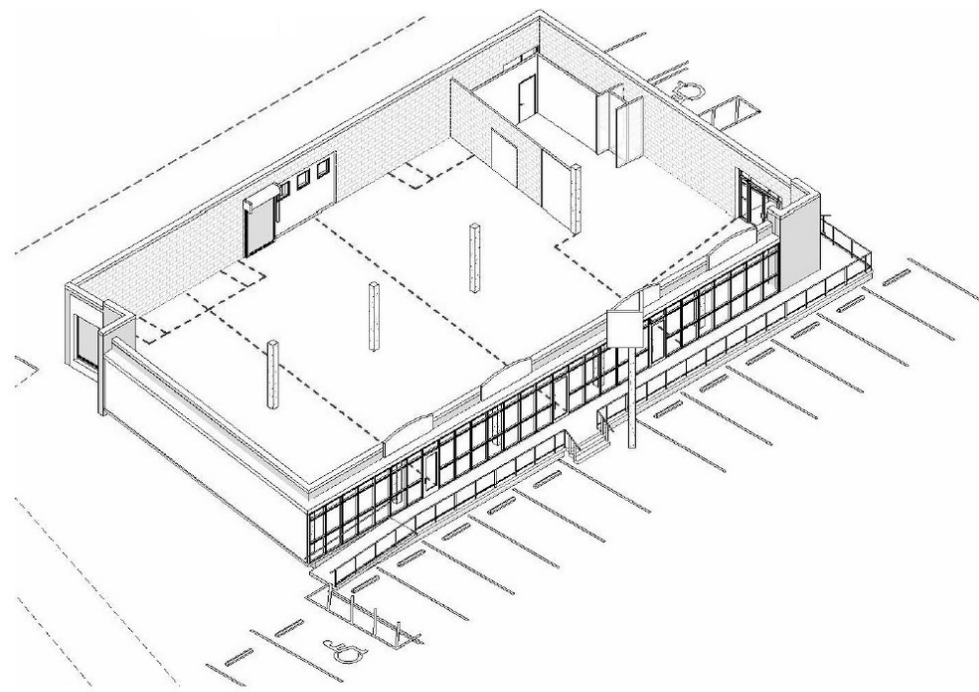
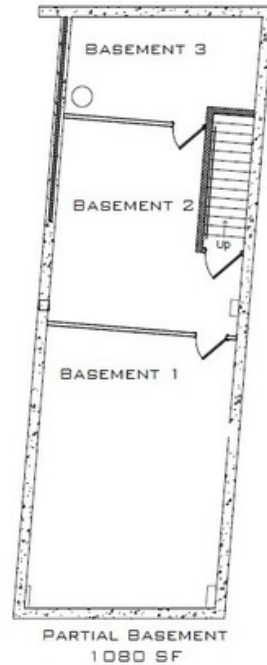
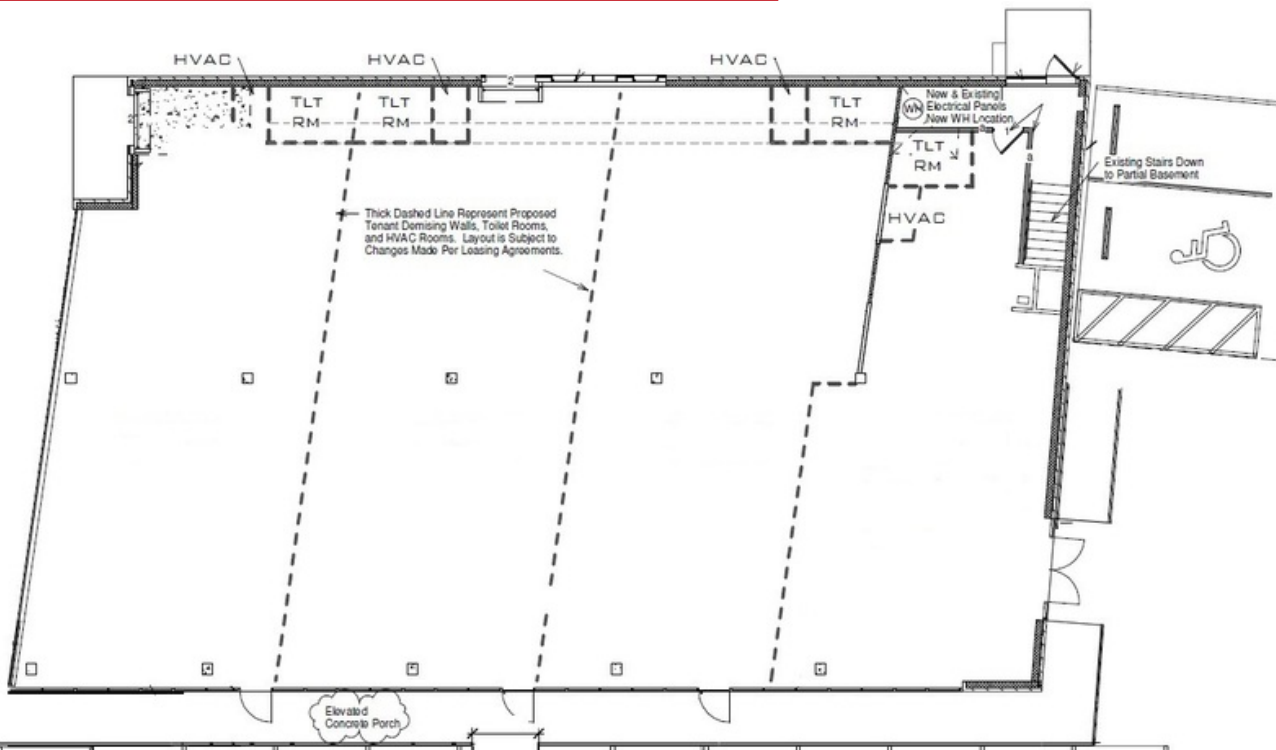
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VIEW FROM SOUTHWEST

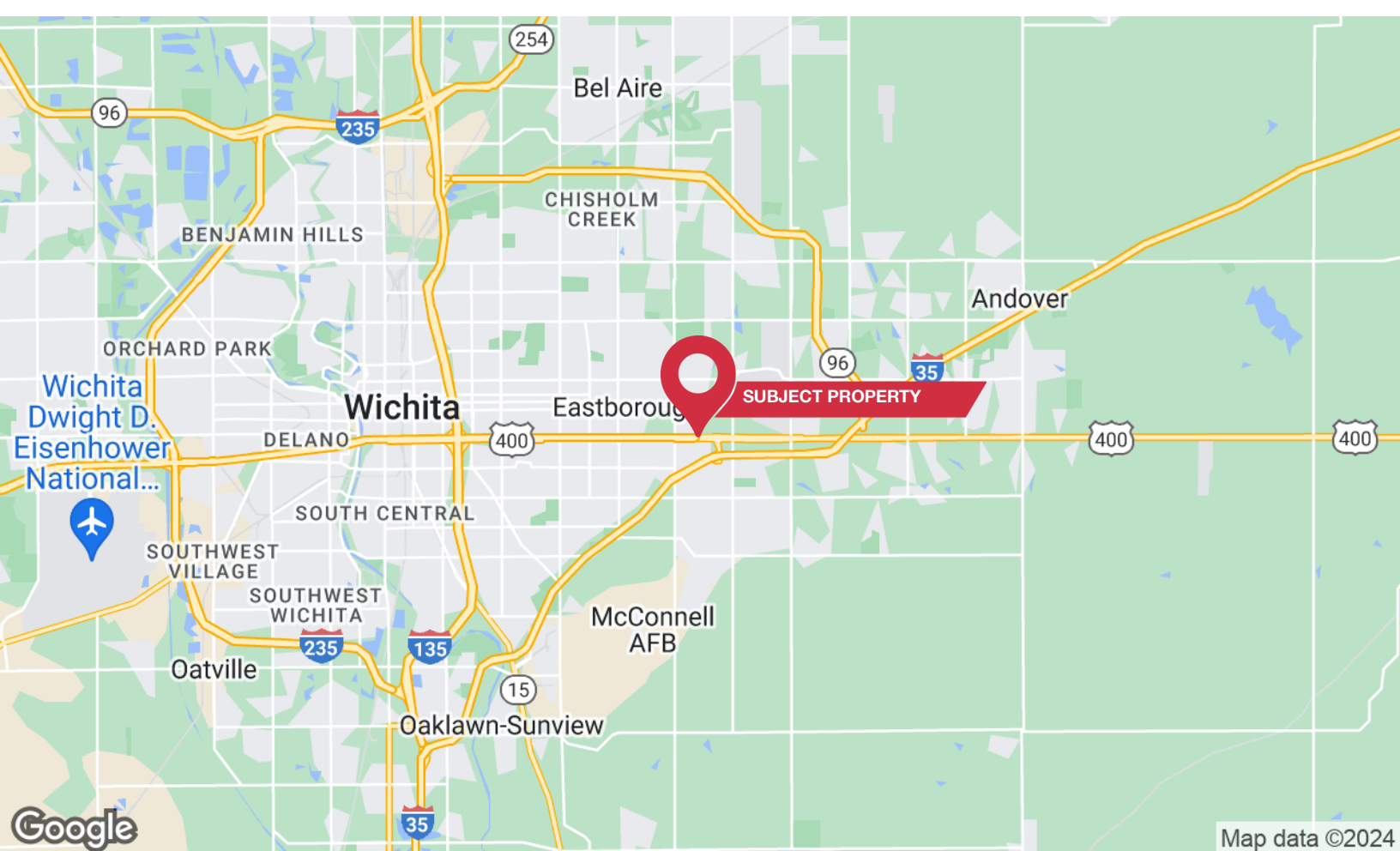


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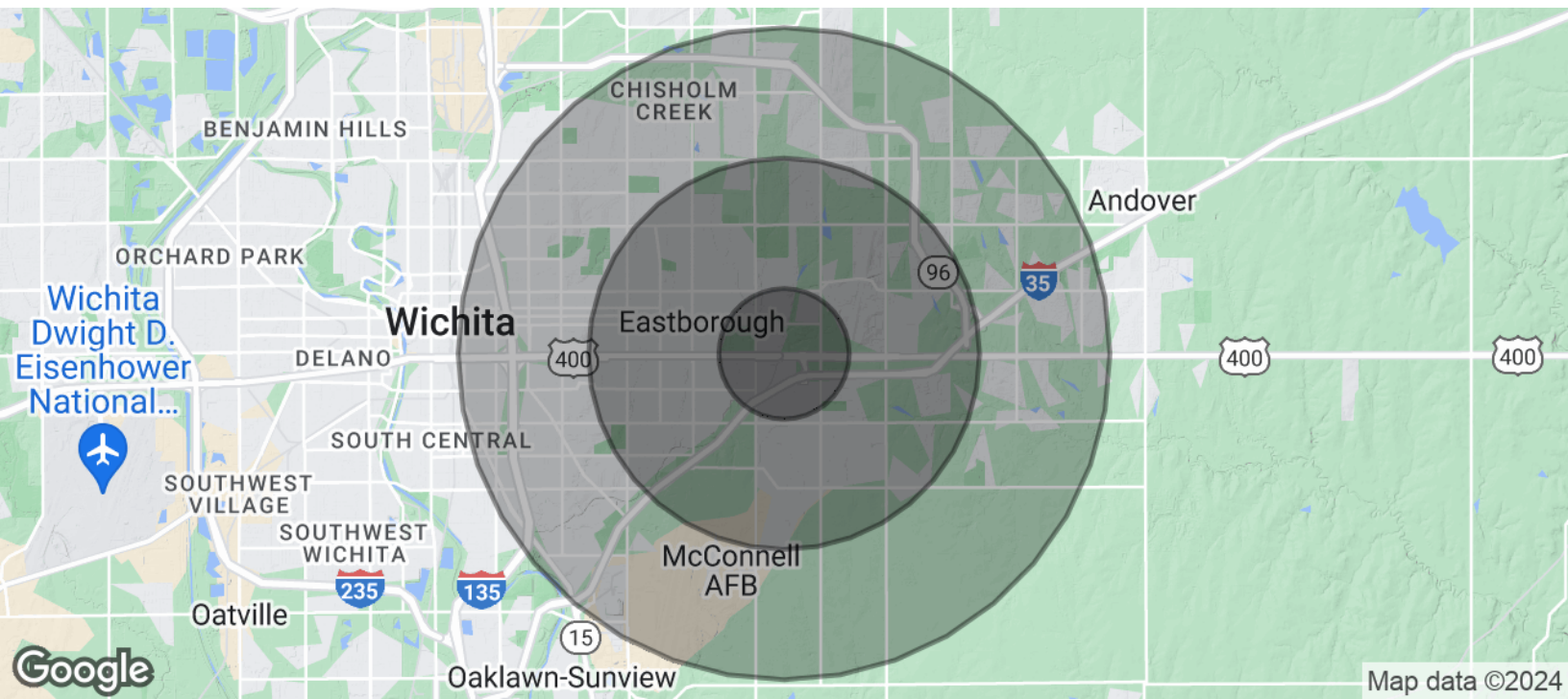


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,344	70,652	153,531
Average Age	31.6	34.4	35.1
Average Age (Male)	32.0	33.9	34.0
Average Age (Female)	32.2	35.0	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,898	29,277	62,990
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$59,928	\$68,937	\$68,703
Average House Value	\$116,052	\$169,188	\$167,118

* Demographic data derived from 2020 ACS - US Census