



## Carquest Strip Center

6801-6829 E. Kellogg Wichita, Kansas 67207

### Property Highlights

- Zoning: Limited Commercial
- 21,864 SF Building
- 9,400 SF Available for Lease
- Great visibility and access to Kellogg
- Signage available, visible from Kellogg
- Lot Size: 63,010 SF
- Current Tenants: Nerf Warz, The Foundry Christian Church and Nelson's Kitchen
- Sale Price: \$1,450,000
- Lease Rate: \$7.00/SF (NNN)

### Offering Summary

|                       |           |
|-----------------------|-----------|
| <b>Building Size:</b> | 25,764 SF |
| <b>Available SF:</b>  |           |

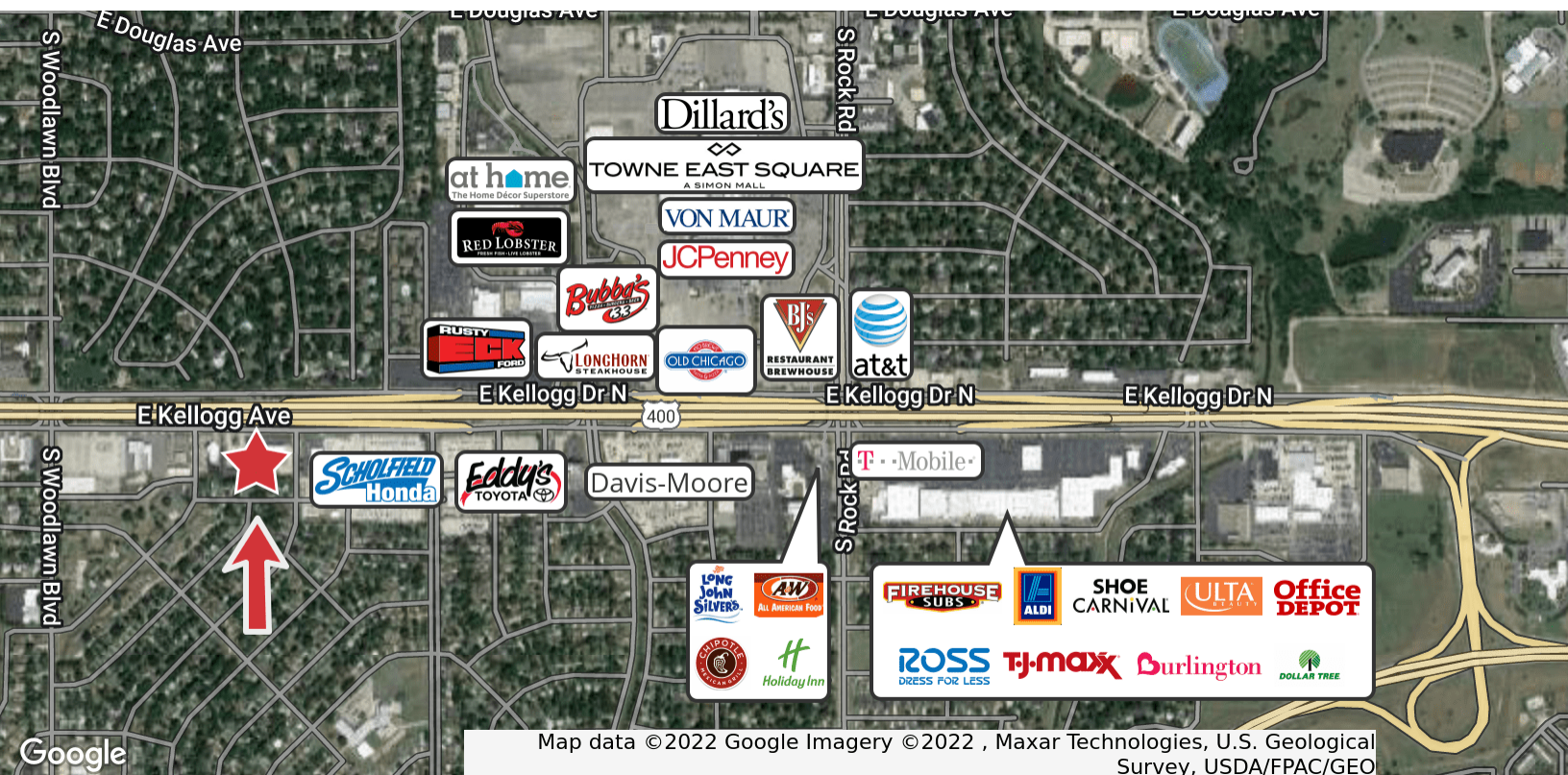
### For More Information

**Grant Glasgow, SIOR**

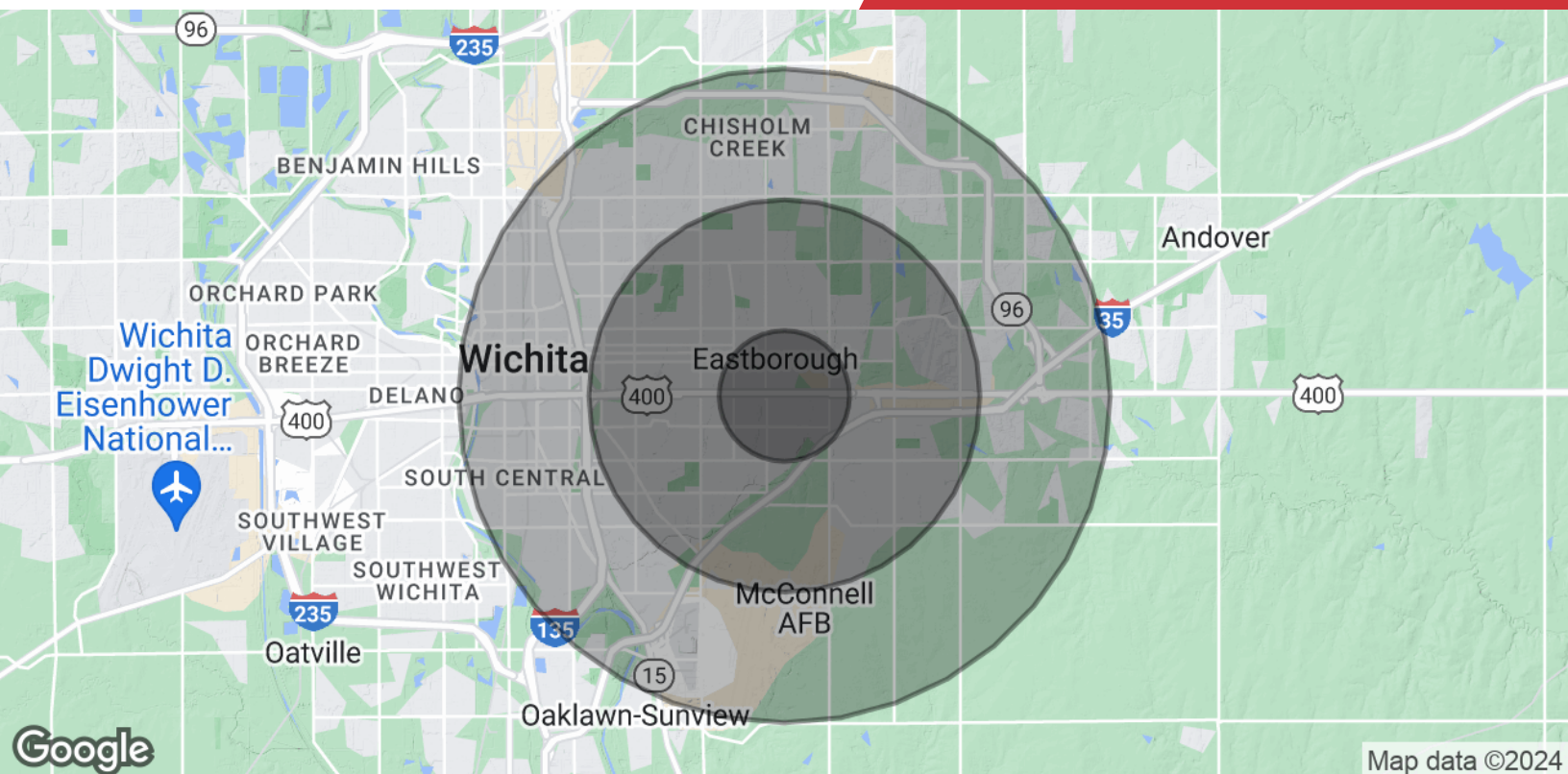
O: 316 847 4908

gglasgow@naimartens.com









## Population

|                             | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 11,045 | 89,766  | 184,102 |
| <b>Average Age</b>          | 33.3   | 34.5    | 34.2    |
| <b>Average Age (Male)</b>   | 33.3   | 33.1    | 33.1    |
| <b>Average Age (Female)</b> | 33.8   | 35.5    | 35.1    |

## Households & Income

|                            | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 4,451     | 37,936    | 76,049    |
| <b># of Persons per HH</b> | 2.5       | 2.4       | 2.4       |
| <b>Average HH Income</b>   | \$70,060  | \$61,175  | \$58,895  |
| <b>Average House Value</b> | \$140,158 | \$154,955 | \$143,153 |

\* Demographic data derived from 2020 ACS - US Census