

## Windward Plaza End Cap

417 Windward Plaza Drive, Newton, KS, 67114

Retail: Neighborhood Center For Lease

Prepared on October 13, 2025



### Listing Details | Retail For Lease

Suite	<b>417</b>
Secondary Uses	<b>Office</b>
Sublease	-
Total Available Space	<b>2,800 SF</b>
Min Div/Max Contig	<b>Not present/2,800 SF</b>
Asking Rate	<b>\$18.00 Annual/SF</b>
Monthly Rate	<b>\$4,200</b>
Lease Type	<b>Net NNN</b>
Expenses	<b>\$4.00 (NNN)</b>
Possession	<b>Now</b>
Signage	<b>On Building &amp; Free-Sta...</b>
Show Instructions	<b>Call broker</b>

Vacant	<b>Yes</b>
Vacant Date	<b>1/19/2023</b>
Available Date	<b>6/01/2025</b>
Days On Market	<b>154 days</b>
Date Listed	<b>5/12/2025</b>
Last Modified	<b>9/22/2025</b>
Listing ID	<b>33655844</b>
Offices	<b>2</b>
Entire Floor	<b>Yes</b>
Restrooms	<b>2</b>
Parking Spaces	<b>100</b>

### Description

Desirable Neighborhood Retail Center shadowed anchored by Walmart Supercenter, Walmart Auto Car Center and Orschlen Farm & Home. Located across Kansas Avenue from Newton Medical Center Complex and YMCA. Tenants in this center include Dollar Tree, Cato Fashions and Vape 100. There's 2 suites available. A desirable 2,800sf end cap (Suite 417) with high-end finishes that was formerly occupied by Cox Communications. In addition, there's another 1,620sf suite (Suite 405) that was occupied by a high traffic Check N Go that was closed as part of restructuring. This 1,620 sf suite has carpeted floors, security system, wet sprinkler system, newer HVAC plus 300sf tiled storage room with private restroom, wet mop floor station and water fountain. Arby's located next door and Subway on Walmart pad site.

### Property Details

Building Class	-
Elevators	<b>Not present</b>
Property Type	<b>Retail</b>
Sub Type	<b>Neighborhood Center</b>
Zoning	<b>NEIGHBORHOOD RETAIL</b>

Building Status	<b>Existing</b>
Building Size	<b>18,304 SF</b>
Land Size	<b>2.4 Acres / 104,544 SF</b>
Number of Buildings	<b>1</b>
Floors	<b>1</b>

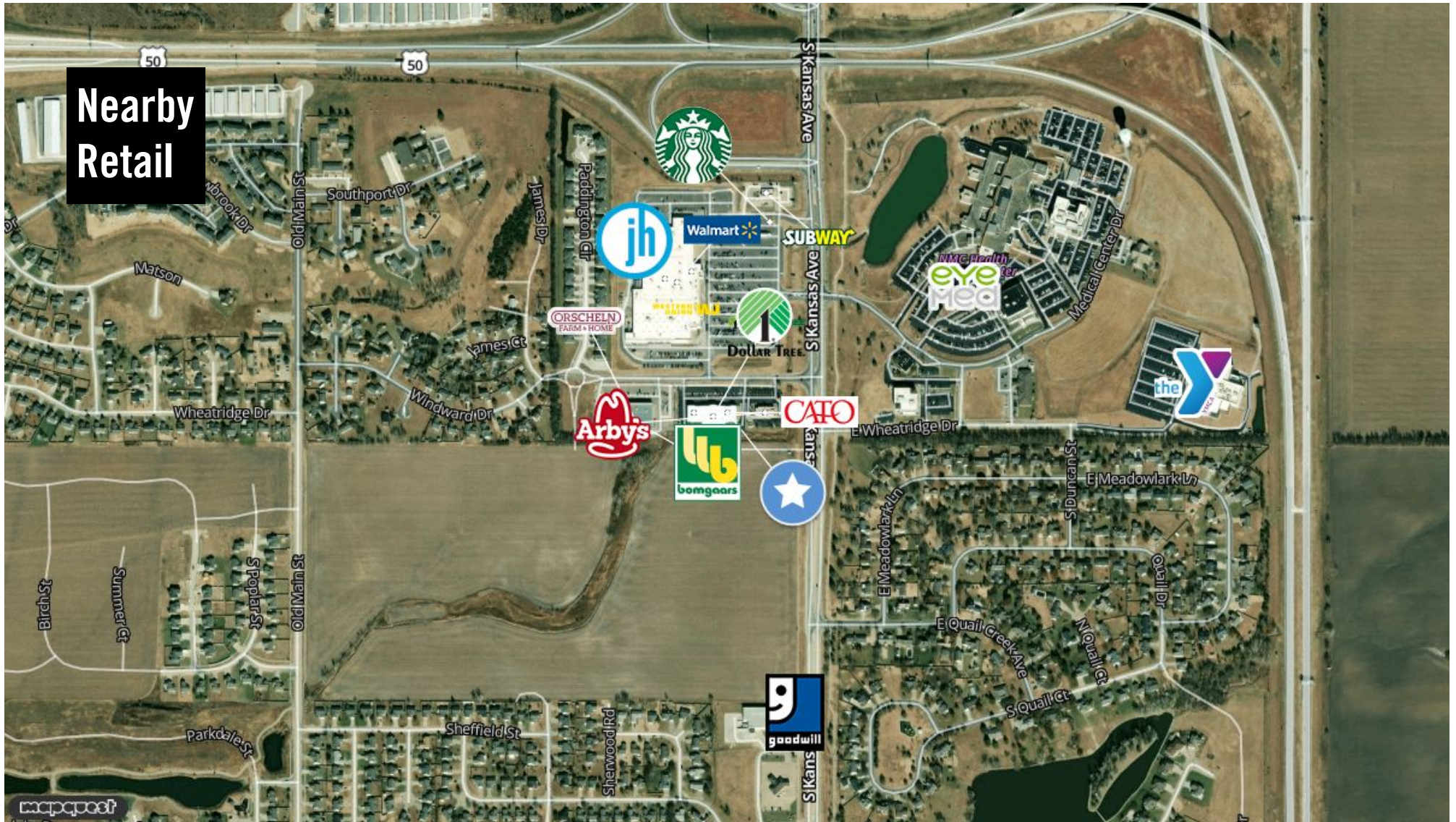
### Contact



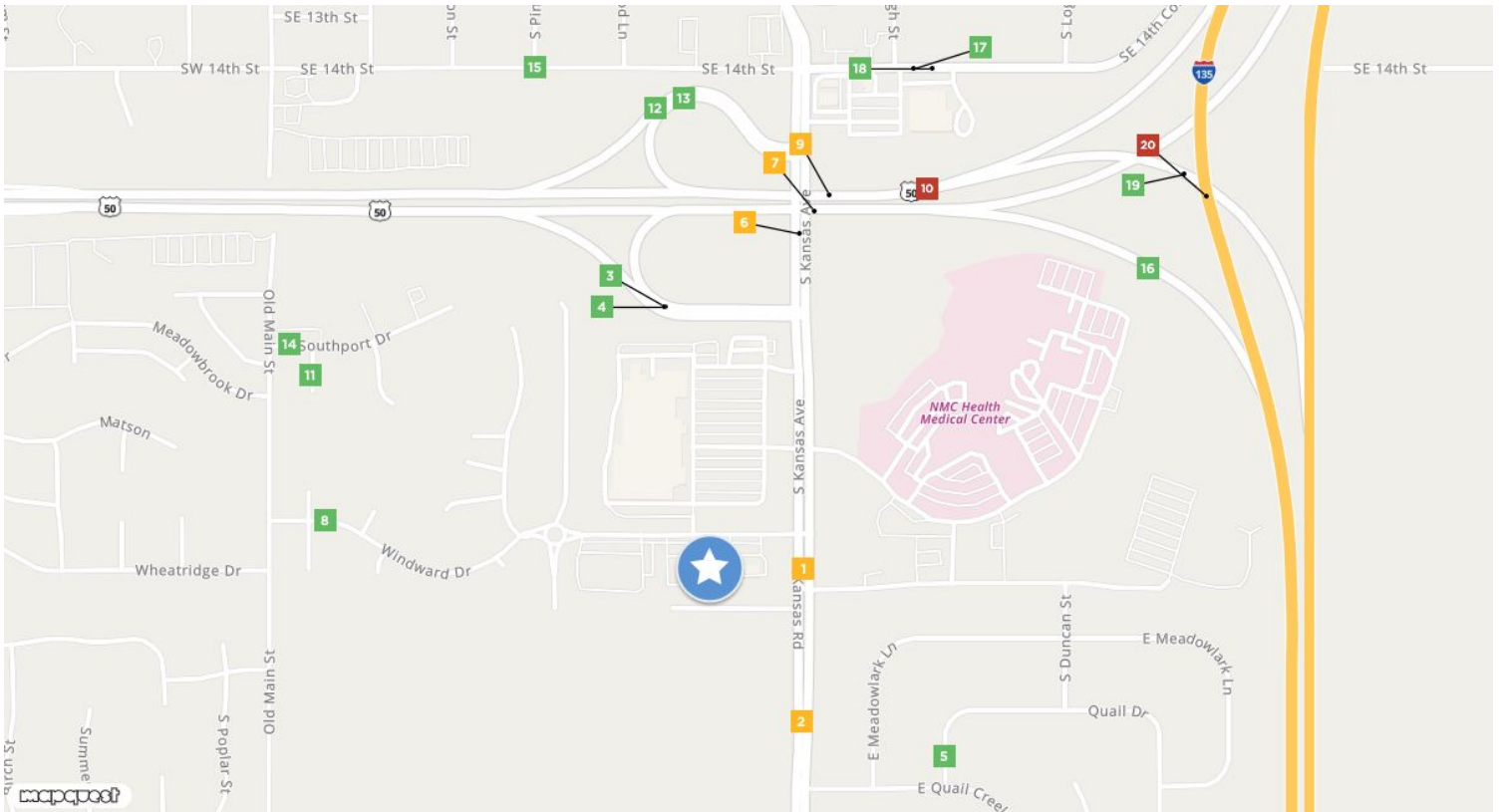
**Rob Pestinger**  
316-650-2606  
rob@pestingerre.com

# Windward Plaza

Nearby  
Retail



## Traffic Counts

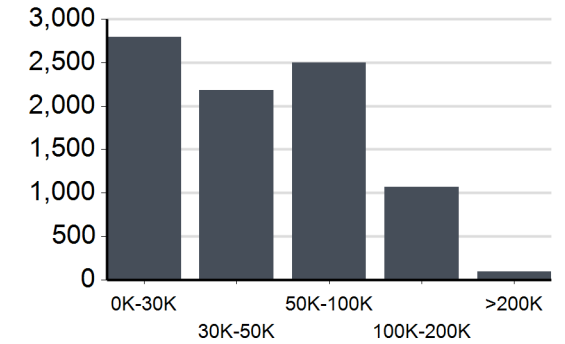


<b>South Kansas Avenue</b> <span style="background-color: #f4a460; padding: 2px;">1</span> Wheatridge Dr Year: 2018      7,960	<b>South Kansas Avenue</b> <span style="background-color: #f4a460; padding: 2px;">2</span> Quail Creek Ave Year: 2021      8,055 Year: 2018      7,960 Year: 2000      5,380	<span style="background-color: #2e8b57; color: white; padding: 2px;">3</span> S Kansas Ave Year: 2021      2,831 Year: 2018      1,675	<b>Eisenhower Memorial</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">4</span> S Kansas Ave Year: 2018      2,830	<b>Quail Dr</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">5</span> Quail Creek Ave Year: 1993      400
<b>South Kansas Avenue</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">6</span> S Kansas Ave Year: 2021      9,670 Year: 2018      10,300	<span style="background-color: #2e8b57; color: white; padding: 2px;">7</span> S Kansas Ave Year: 2021      9,860 Year: 2018      10,500	<b>Windward Dr</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">8</span> Windward Ct Year: 1993      10	<span style="background-color: #f4a460; padding: 2px;">9</span> S Anderson Rd Year: 2021      9,860 Year: 1998      7,855	<b>US Hwy 50</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">10</span> S Kansas Ave Year: 2018      10,500 Year: 2008      11,300 Year: 2000      9,150
<span style="background-color: #2e8b57; color: white; padding: 2px;">11</span> Southport Ct Southport Dr Year: 1993      35	<span style="background-color: #2e8b57; color: white; padding: 2px;">12</span> S Walnut St Year: 2021      1,625 Year: 2018      2,530	<span style="background-color: #2e8b57; color: white; padding: 2px;">13</span> KS 15 S Walnut St Year: 2021      2,531	<span style="background-color: #2e8b57; color: white; padding: 2px;">14</span> Southport Dr Old Main St Year: 1993      135	<span style="background-color: #2e8b57; color: white; padding: 2px;">15</span> Southeast 14th Street Hwy 15 Year: 2021      3,962 Year: 2000      2,220
<span style="background-color: #2e8b57; color: white; padding: 2px;">16</span> State Hwy 15 Year: 2021      4,320 Year: 2018      4,610	<span style="background-color: #2e8b57; color: white; padding: 2px;">17</span> Southeast 14th Street Hwy 15 Year: 2018      3,645 Year: 1993      780	<span style="background-color: #2e8b57; color: white; padding: 2px;">18</span> Southeast 14th Street Hwy 15 Year: 2021      2,205 Year: 2000      1,580 Year: 1993      1,570	<span style="background-color: #2e8b57; color: white; padding: 2px;">19</span> KS 15 I-135 Year: 2021      4,320	<span style="background-color: #2e8b57; color: white; padding: 2px;">20</span> I 135/US 81 State Hwy 15 Year: 2021      18,900

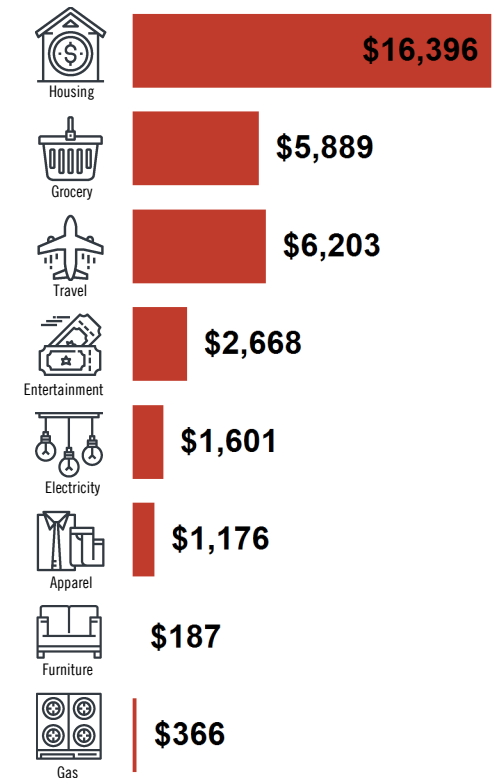
# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 405 Windward Dr, Newton, KS 67114

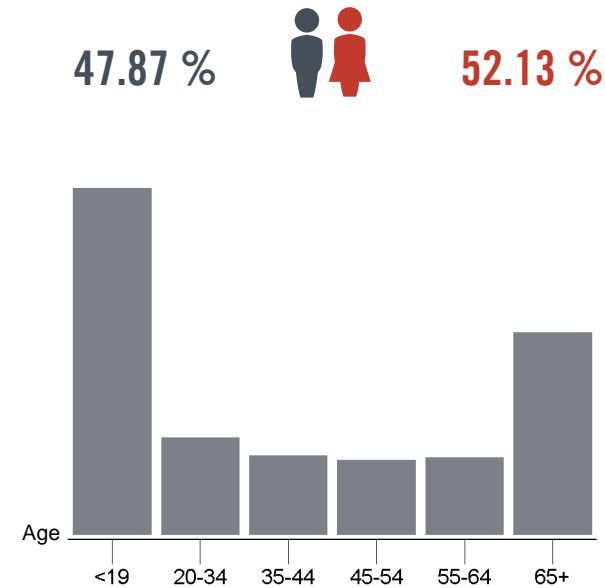
## INCOME BY HOUSEHOLD



## HH SPENDING



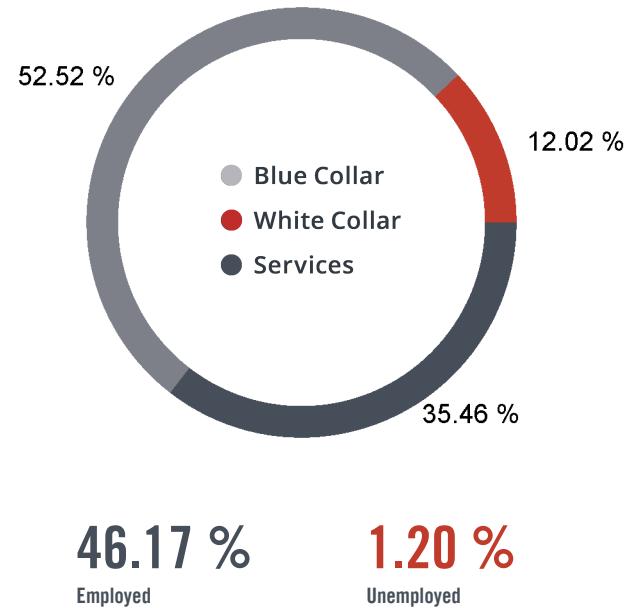
## GENDER & AGE



## RACE & ETHNICITY

White:	78.03 %
Asian:	0.03 %
Native American:	0.09 %
Pacific Islanders:	0.00 %
African-American:	0.26 %
Hispanic:	15.79 %
Two or More Races:	5.81 %

## EMPLOYMENT



## EDUCATION

High School Grad:	29.35 %
Some College:	25.34 %
Associates:	5.27 %
Bachelors:	26.83 %

## CITY, STATE

**Newton, KS**

## POPULATION

**21,417**

## AVG. HHSIZE

**2.51**

## MEDIAN HH INCOME

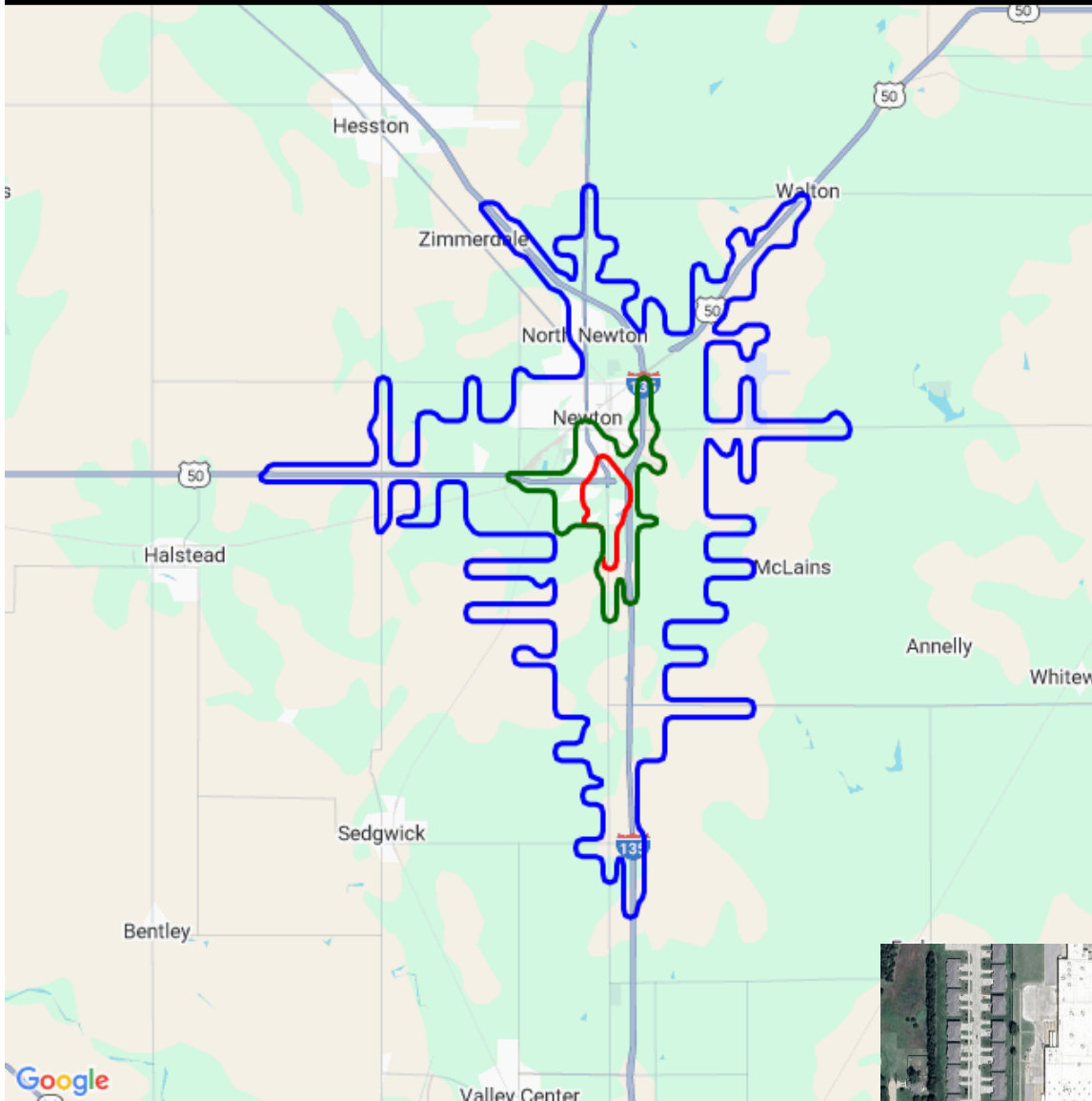
**\$49,985**

## HOME OWNERSHIP

Renters: **2,828**

Owners: **5,641**

## Demographic Report



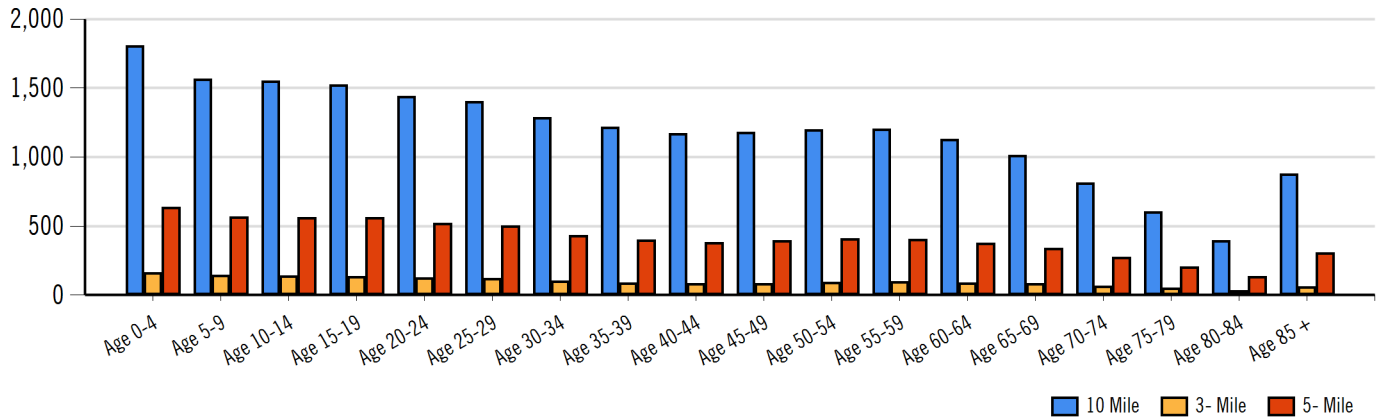
## Windward Plaza

### Population

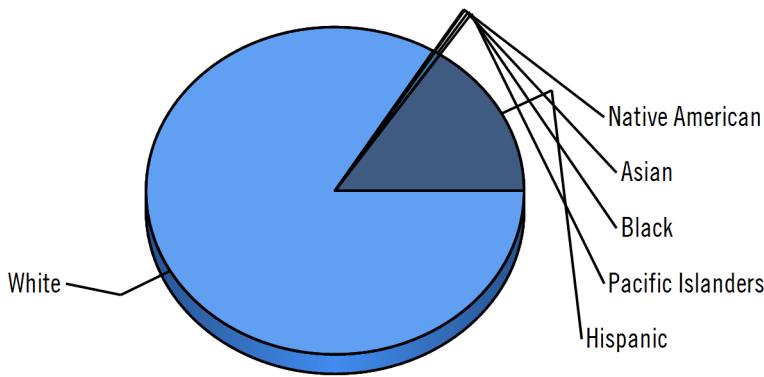
Distance	Male	Female	Total
3- Minute	841	960	1,801
5- Minute	3,539	3,897	7,436
10 Minute	10,253	11,164	21,417



## Population by Distance and Age (2020)



## Ethnicity within 5 Minute

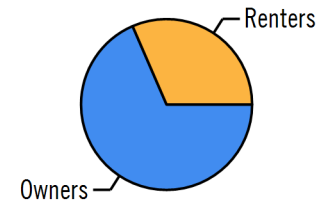


■ White 
 ■ Native American 
 ■ Asian 
 ■ Black 
 ■ Pacific Islanders 
 ■ Hispanic

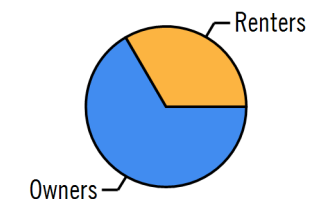
### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



## Employment by Distance

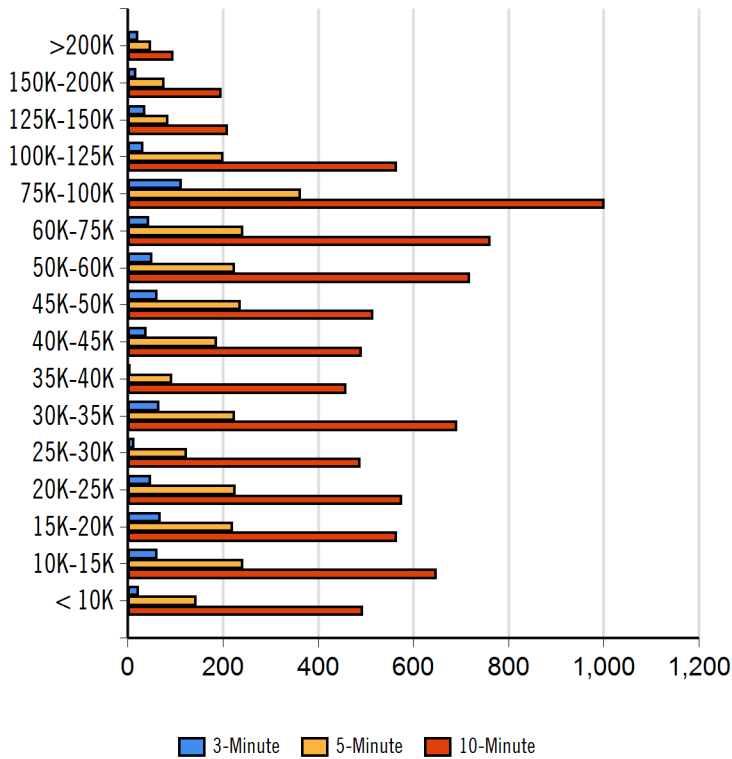
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	821	23	0.72 %
5-Minute	3,417	105	1.05 %
10-Minute	9,889	258	1.63 %



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	2	3	43	170	13	96	43	34	15	158	36	30	161
5-Minute	4	16	241	732	70	360	137	68	77	886	278	115	342
10-Minute	40	24	710	1,825	202	986	474	181	440	3,113	753	267	651

## Household Income



Radius	Median Household Income
5-Minute	\$47,632.82
10-Minute	\$49,985.26
3-Minute	\$62,432.00

Radius	Average Household Income
5-Minute	\$56,560.73
10-Minute	\$58,835.35
3-Minute	\$68,373.00

Radius	Aggregate Household Income
3-Minute	\$40,906,448.73
5-Minute	\$161,015,816.96
10-Minute	\$456,795,052.71

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,082	4,579	13,519
High School Grad	292	1,441	3,968
Some College	291	1,184	3,426
Associates	54	249	713
Bachelors	204	690	1,979
Masters	42	175	785
Prof. Degree	15	73	247
Doctorate	7	18	77

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	4 %	23 %	43 %
Teen's	33 %	46 %	76 %
Expensive Homes	18 %	10 %	13 %
Mobile Homes	55 %	29 %	47 %
New Homes	44 %	37 %	56 %
New Households	27 %	39 %	65 %
Military Households	23 %	14 %	11 %
Households with 4+ Cars	38 %	72 %	93 %
Public Transportation Users	1 %	3 %	10 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	31,806,011		128,355,517		365,464,898	
<b>Average annual household</b>	47,737		43,586		44,739	
<b>Food</b>	6,207	13.00 %	5,769	13.24 %	5,889	13.16 %
Food at home	4,091		3,863		3,934	
Cereals and bakery products	580		546		557	
Cereals and cereal products	206		194		198	
Bakery products	374		351		358	
Meats poultry fish and eggs	814		783		790	
Beef	191		184		185	
Pork	148		143		144	
Poultry	152		147		148	
Fish and seafood	128		124		125	
Eggs	66		64		65	
Dairy products	412		383		392	
Fruits and vegetables	822		776		792	
Fresh fruits	120		114		116	
Processed vegetables	159		153		155	
Sugar and other sweets	151		142		145	
Fats and oils	130		123		125	
Miscellaneous foods	778		731		745	
Nonalcoholic beverages	352		335		341	
Food away from home	2,116		1,905		1,954	
Alcoholic beverages	340		298		308	
<b>Housing</b>	17,275	36.19 %	16,079	36.89 %	16,396	36.65 %
Shelter	10,395		9,673		9,856	
Owned dwellings	6,225		5,587		5,770	
Mortgage interest and charges	3,117		2,737		2,853	
Property taxes	2,097		1,867		1,934	
Maintenance repairs	1,011		982		982	
Rented dwellings	3,364		3,399		3,374	
Other lodging	806		686		711	
Utilities fuels	4,107		3,907		3,971	
Natural gas	382		358		366	
Electricity	1,641		1,584		1,601	
Fuel oil	158		148		151	
Telephone services	1,281		1,210		1,233	
Water and other public services	644		606		618	
<b>Household operations</b>	1,178	2.47 %	1,051	2.41 %	1,081	2.42 %
Personal services	339		283		296	
Other household expenses	839		767		784	
Housekeeping supplies	584		542		552	
Laundry and cleaning supplies	160		150		154	
Other household products	340		311		319	
Postage and stationery	83		79		79	
Household furnishings	1,009		904		934	
Household textiles	72		67		69	
Furniture	215		177		187	
Floor coverings	24		21		22	
Major appliances	138		136		137	
Small appliances	84		80		80	
Miscellaneous	474		420		437	
<b>Apparel and services</b>	1,269	2.66 %	1,143	2.62 %	1,176	2.63 %
Men and boys	253		210		225	
Men 16 and over	212		173		187	
Boys 2 to 15	41		37		37	
Women and girls	447		423		428	



Women 16 and over	371	351	354
Girls 2 to 15	76	72	73
Children under 2	87	85	85

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	31,806,011		128,355,517		365,464,898	
<b>Average annual household</b>	47,737		43,586		44,739	
<b>Transportation</b>	6,571	13.77 %	6,037	13.85 %	6,203	13.86 %
Vehicle purchases	1,517		1,352		1,413	
Cars and trucks new	772		691		717	
Cars and trucks used	701		626		657	
Gasoline and motor oil	2,089		1,977		2,016	
Other vehicle expenses	2,529		2,318		2,376	
Vehicle finance charges	169		152		157	
Maintenance and repairs	862		796		814	
Vehicle insurance	1,187		1,091		1,116	
Vehicle rental leases	310		278		287	
Public transportation	436		389		397	
<b>Health care</b>	3,750	7.86 %	3,514	8.06 %	3,592	8.03 %
Health insurance	2,467		2,335		2,377	
Medical services	782		707		734	
Drugs	379		359		365	
Medical supplies	121		112		114	
<b>Entertainment</b>	2,851	5.97 %	2,589	5.94 %	2,668	5.96 %
Fees and admissions	520		445		463	
Television radios	1,030		971		990	
Pets toys	1,036		946		973	
Personal care products	612		554		572	
Reading	52		49		50	
Education	1,153		984		1,017	
Tobacco products	402		402		403	
<b>Miscellaneous</b>	765	1.60 %	705	1.62 %	714	1.60 %
<b>Cash contributions</b>	1,321		1,211		1,243	
<b>Personal insurance</b>	5,163		4,246		4,501	
Life and other personal insurance	165		149		154	
Pensions and Social Security	4,998		4,096		4,346	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	710	618	11.73 %	174	511	548	162	19
5-Minute	2020	2,965	2,651	44.41 %	841	2,007	2,031	934	248
10-Minute	2020	8,543	7,907	111.60 %	2,542	5,645	5,696	2,847	889
3-Minute	2023	718	618	13.11 %	176	517	554	165	23
5-Minute	2023	2,973	2,651	46.78 %	842	2,013	2,037	935	262
10-Minute	2023	8,548	7,907	115.82 %	2,542	5,651	5,713	2,834	995