

Retail For Lease

Windward Plaza

405 Windward Drive, Newton, KS, 67114

Retail: Neighborhood Center For Lease

Prepared on October 13, 2025



Listing Details | Retail For Lease

Suite	-
Secondary Uses	Office
Sublease	-
Total Available Space	1,540 SF
Min Div/Max Contig	1,540 SF
Asking Rate	\$16.50 Annual/SF
Monthly Rate	\$2,118
Lease Type	NNN
Expenses	\$4.00
Lease Terms	Negotiable

Vacant	Yes
Vacant Date	10/31/2022
Available Date	6/01/2025
Days On Market	154 days
Date Listed	5/12/2025
Last Modified	10/10/2025
Listing ID	32990671
Restrooms	1
Parking Spaces	100

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.. This suite was recently occupied by a high traffic Check N Go that was closed as part of restructuring. The main retail area of the suite has 1,620 sf with 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	Not present
Property Type	Retail
Sub Type	Neighborhood Center
Zoning	NEIGHBORHOOD RETAIL

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

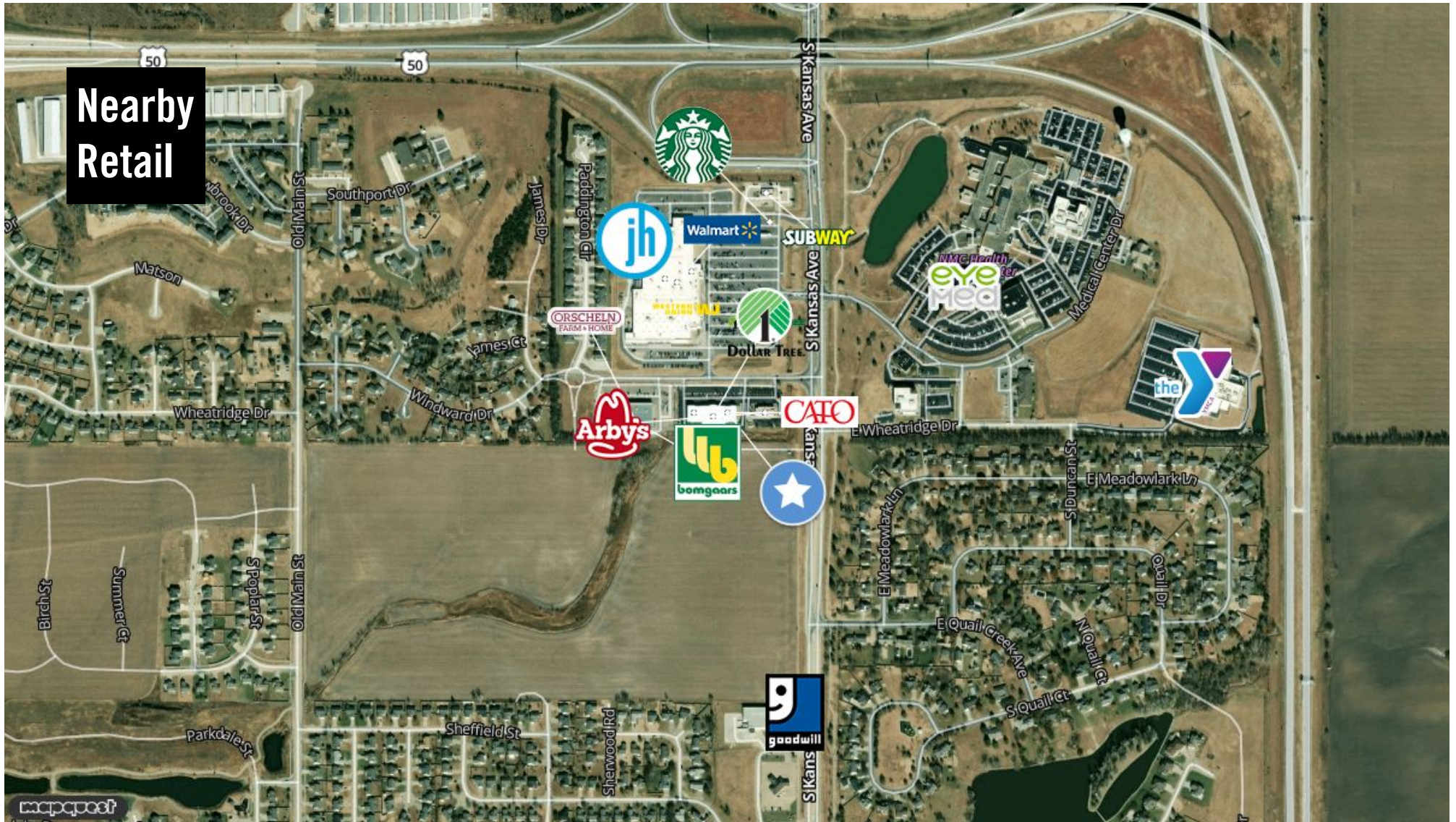
Contact



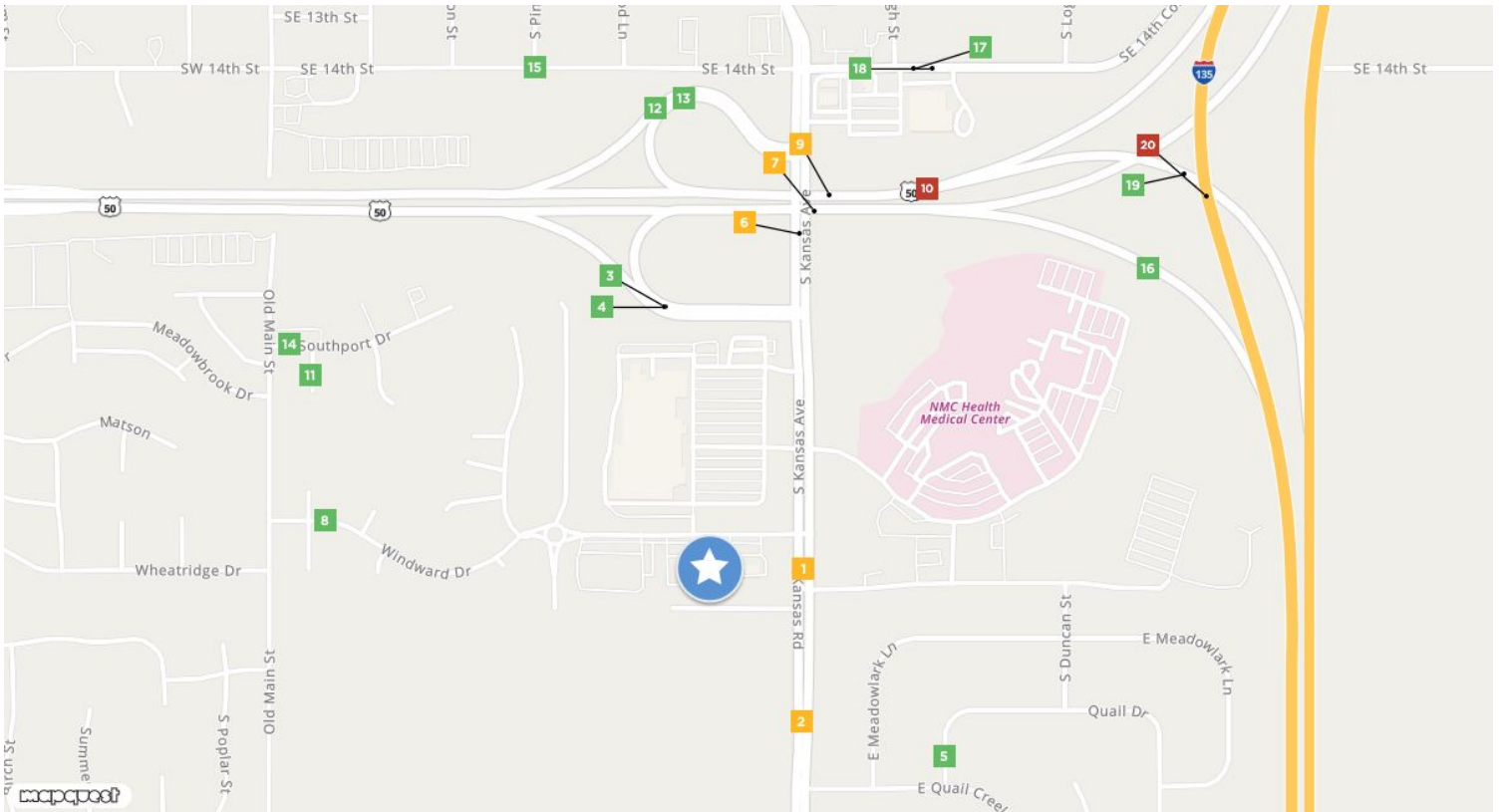
Rob Pestinger
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Windward Plaza

**Nearby
Retail**



Traffic Counts



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

CITY, STATE

Newton, KS

POPULATION

21,417

AVG. HHSIZE

2.51

MEDIAN HH INCOME

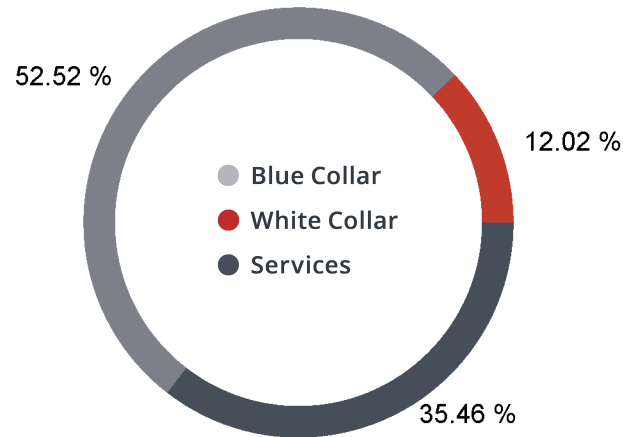
\$49,985

HOME OWNERSHIP

Renters: **2,828**

Owners: **5,641**

EMPLOYMENT

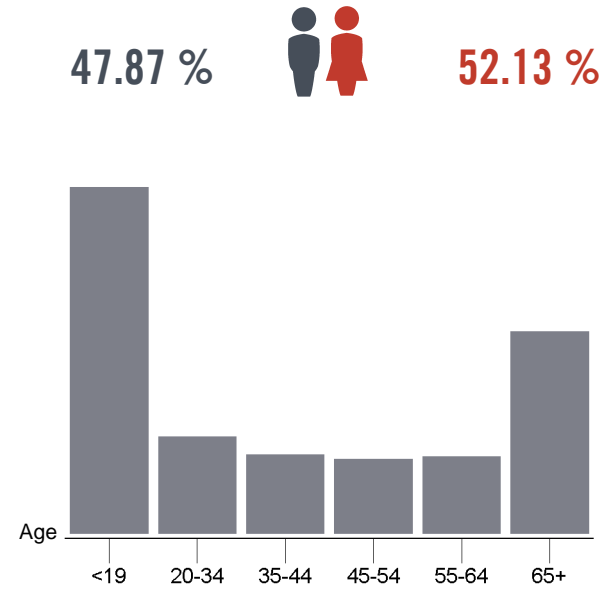


46.17 % Employed
1.20 % Unemployed

EDUCATION

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

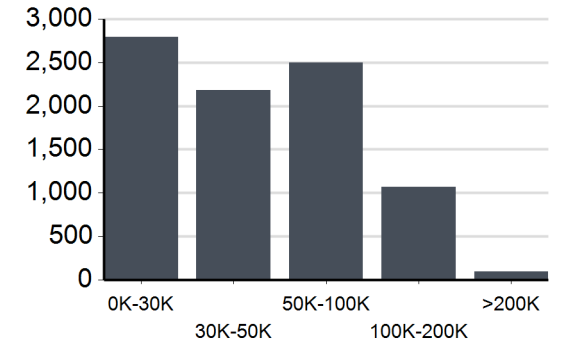
GENDER & AGE



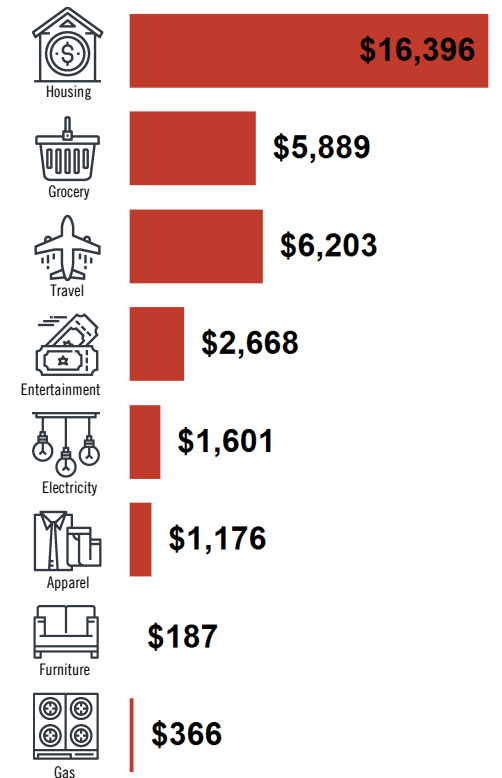
RACE & ETHNICITY

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 %**

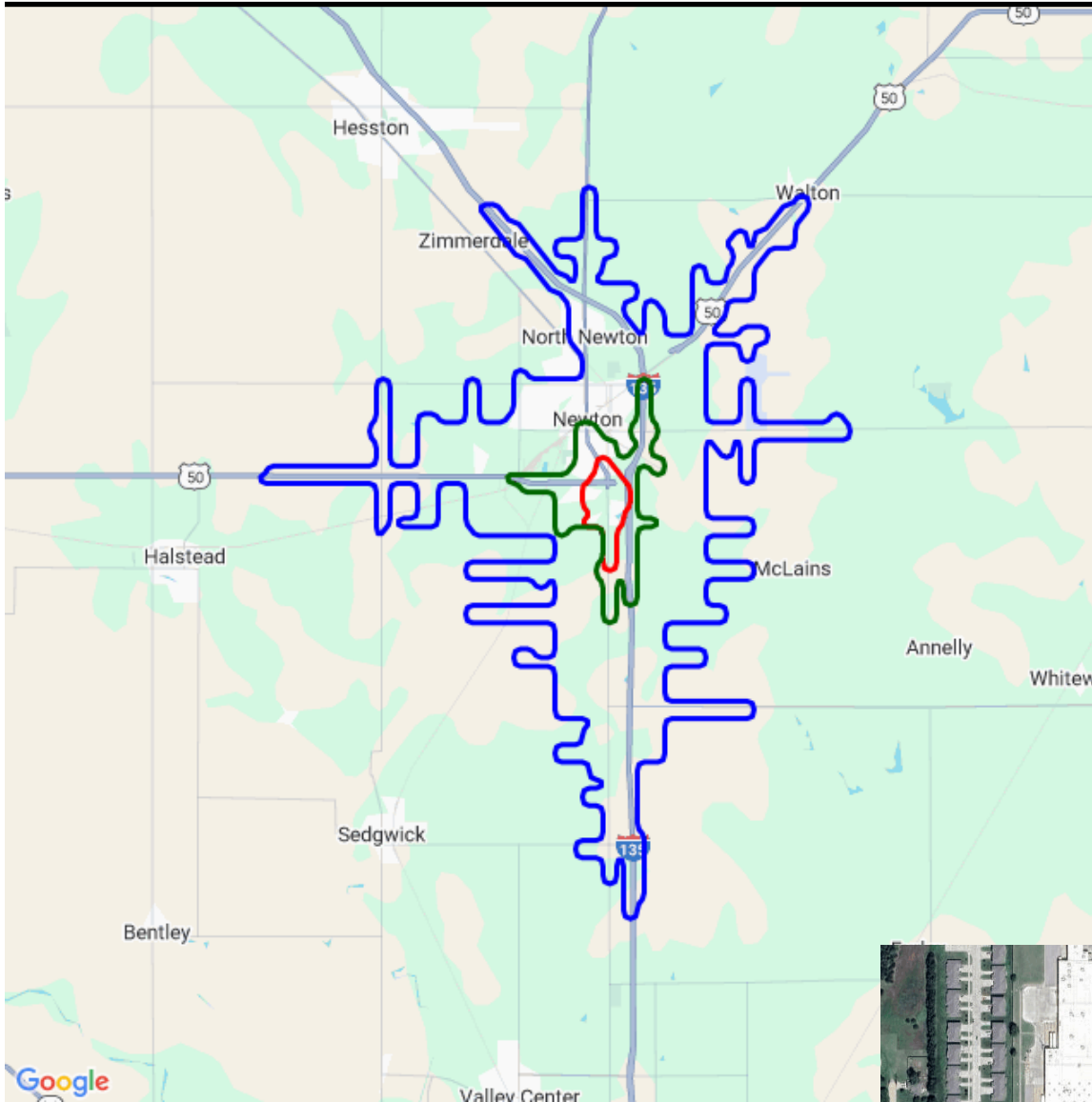
INCOME BY HOUSEHOLD



HH SPENDING



Demographic Report



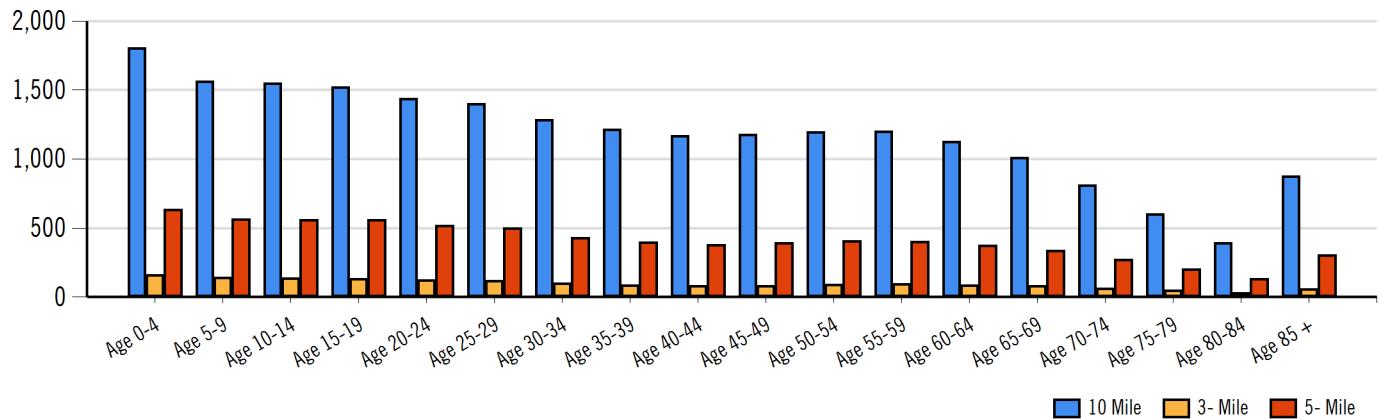
Windward Plaza

Population

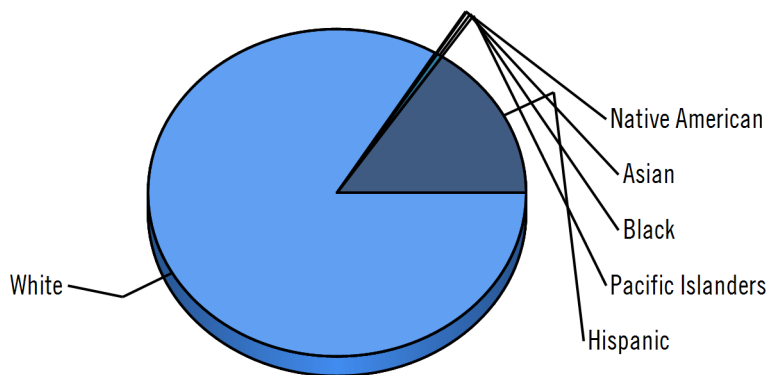
Distance	Male	Female	Total
3- Minute	841	960	1,801
5- Minute	3,539	3,897	7,436
10 Minute	10,253	11,164	21,417



Population by Distance and Age (2020)



Ethnicity within 5 Minute

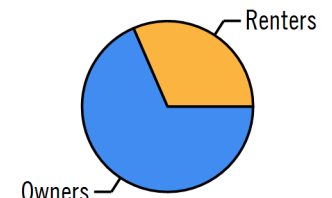


■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

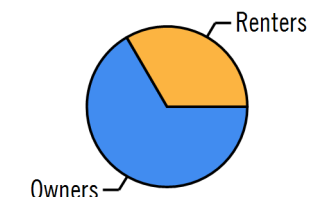
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

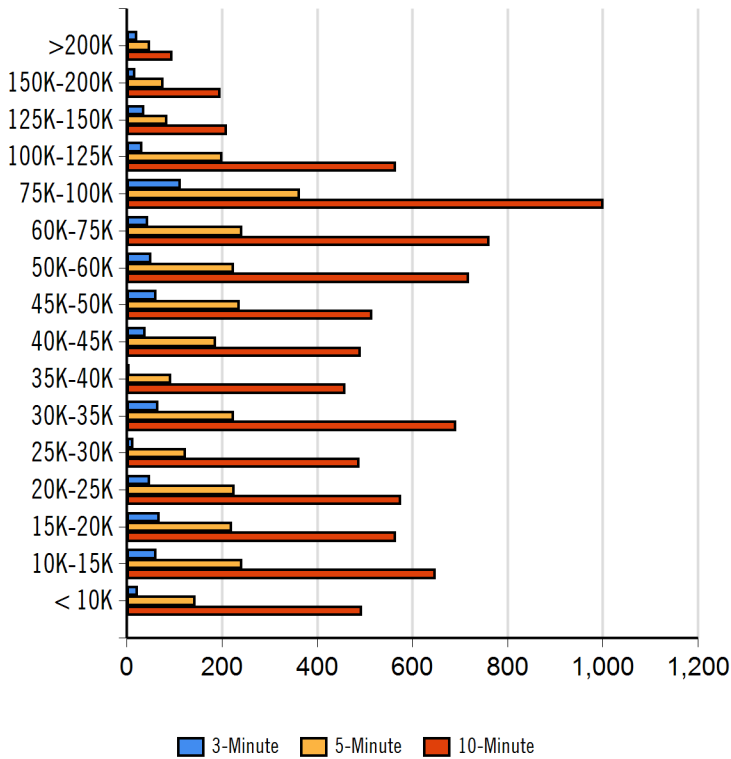
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	821	23	0.72 %
5-Minute	3,417	105	1.05 %
10-Minute	9,889	258	1.63 %



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	%
Total Expenditures	31,806,011		128,355,517		365,464,898	
Average annual household	47,737		43,586		44,739	
Food	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	
Housing	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	
Household operations	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	
Apparel and services	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	%
Total Expenditures	31,806,011		128,355,517		365,464,898	
Average annual household	47,737		43,586		44,739	
Transportation	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	
Health care	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	
Entertainment	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	
Miscellaneous	765	1.60 %	705	1.62 %	714	1.60 %
Cash contributions	1,321		1,211		1,243	
Personal insurance	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