



WEIGAND
COMMERCIAL

RETAIL SPACE AVAILABLE WITH KELLOGG FRONTAGE

FOR LEASE 6866 W. KELLOGG DR., WICHITA, KS 67209

LEASE RATE	\$12.50/SF/YR. (NNN)
ESTIMATED NETS	\$6.70/SF
SUITE 1 AVAILABLE SF	2,000 SF
SUITE 2 AVAILABLE SF	8,474 SF
LOT SIZE	51,963 SF
PARKING	Surface
ZONING	General Commercial
2024 TAXES	Generals: \$43,384.86 Specials: \$62.50

PROPERTY HIGHLIGHTS

- High-visibility corner lot just off Kellogg Dr. with direct access and maximum exposure from both the south and east sides.
- Minutes from Dwight D. Eisenhower National Airport – ideal for capturing traffic from both travelers and the surrounding community.
- Join a thriving lineup of national and regional favorites including:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,516	51,409	162,118
AVG. HH INCOME	\$79,987	\$77,081	\$88,651
MEDIAN AGE	37.9	36.9	37.4
TRAFFIC COUNTS			
ALONG KELLOGG/HWY. 400			83,450 VPD
ALONG RIDGE RD.			18,567 VPD



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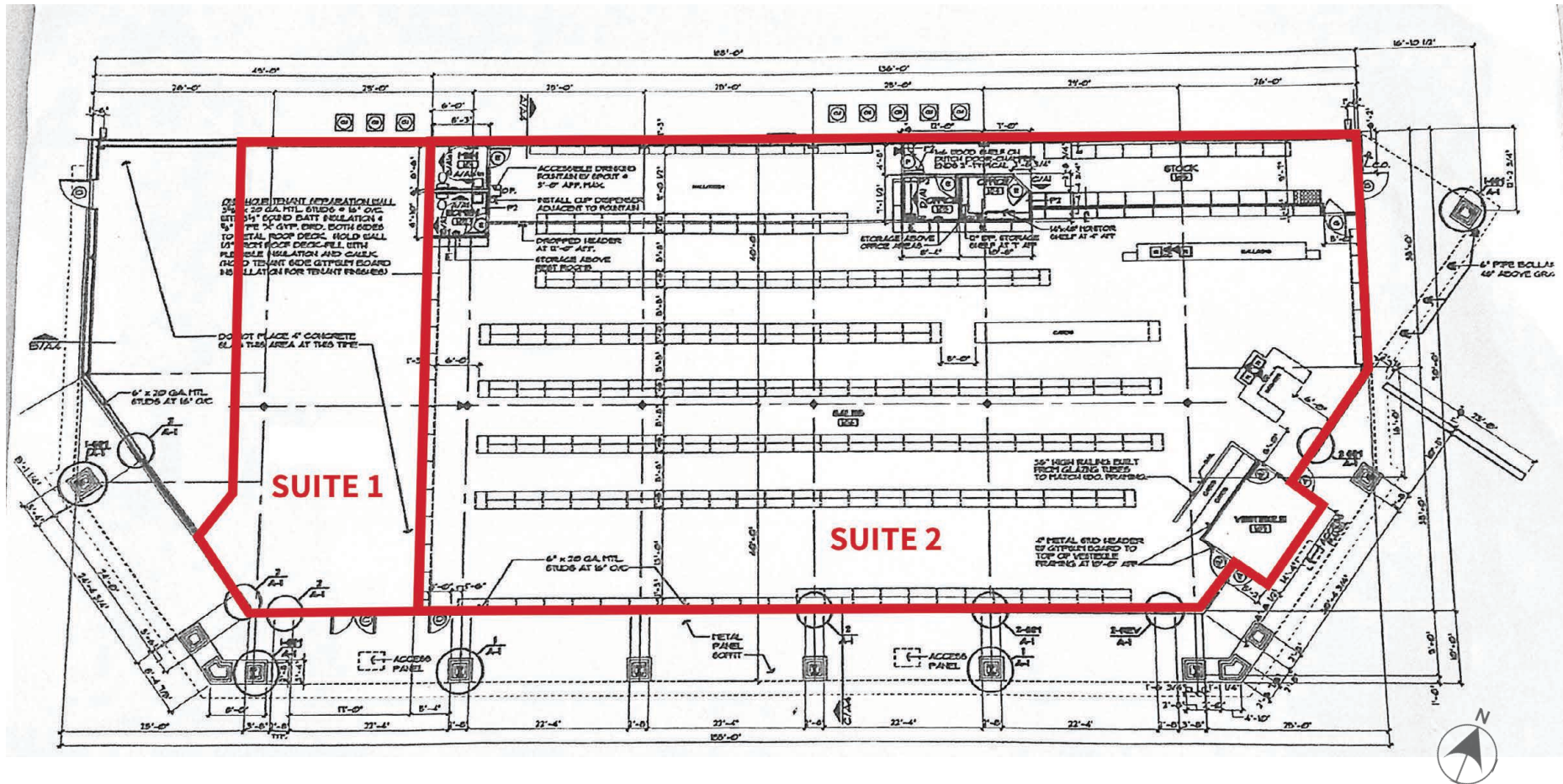
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FLOOR PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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AERIAL VIEW



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