

Retail For Sale

Highly Visible West Street Site

434 S. West Street, Wichita, KS, 67213

Retail: Freestanding For Sale

Prepared on August 19, 2025



Listing Details | Retail For Sale

Secondary Uses	Office	Vacant	No
Total Available Space	5,600 SF	Available Date	8/01/2025
Asking Price	\$975,000	Days On Market	99 days
Listing Price Per SF	\$174.11	Date Listed	5/12/2025
Cap Rate (Actual)	-	Last Modified	8/19/2025
Terms	Conventional or Cash	Listing ID	41760781
Signage	None	Owner Occupied	Yes
Show Instructions	Call broker	Parking Spaces	-


Property Details

Building Class	-	Year Built	1988
Property Type	Retail	Primary Construction	Framed
Sub Type	Freestanding	Occupancy Type	Single Tenant
Zoning	LI	Parcels	00209817
Building Status	Existing	Legal Owner	Hays Partners li Llc
Building Size	6,211 SF	Submarket	-
Land Size	0.4 Acres / 17,434 SF	County	Sedgwick
Number of Buildings	1	Floor Size	5,859 SF
Floors	1		

Description

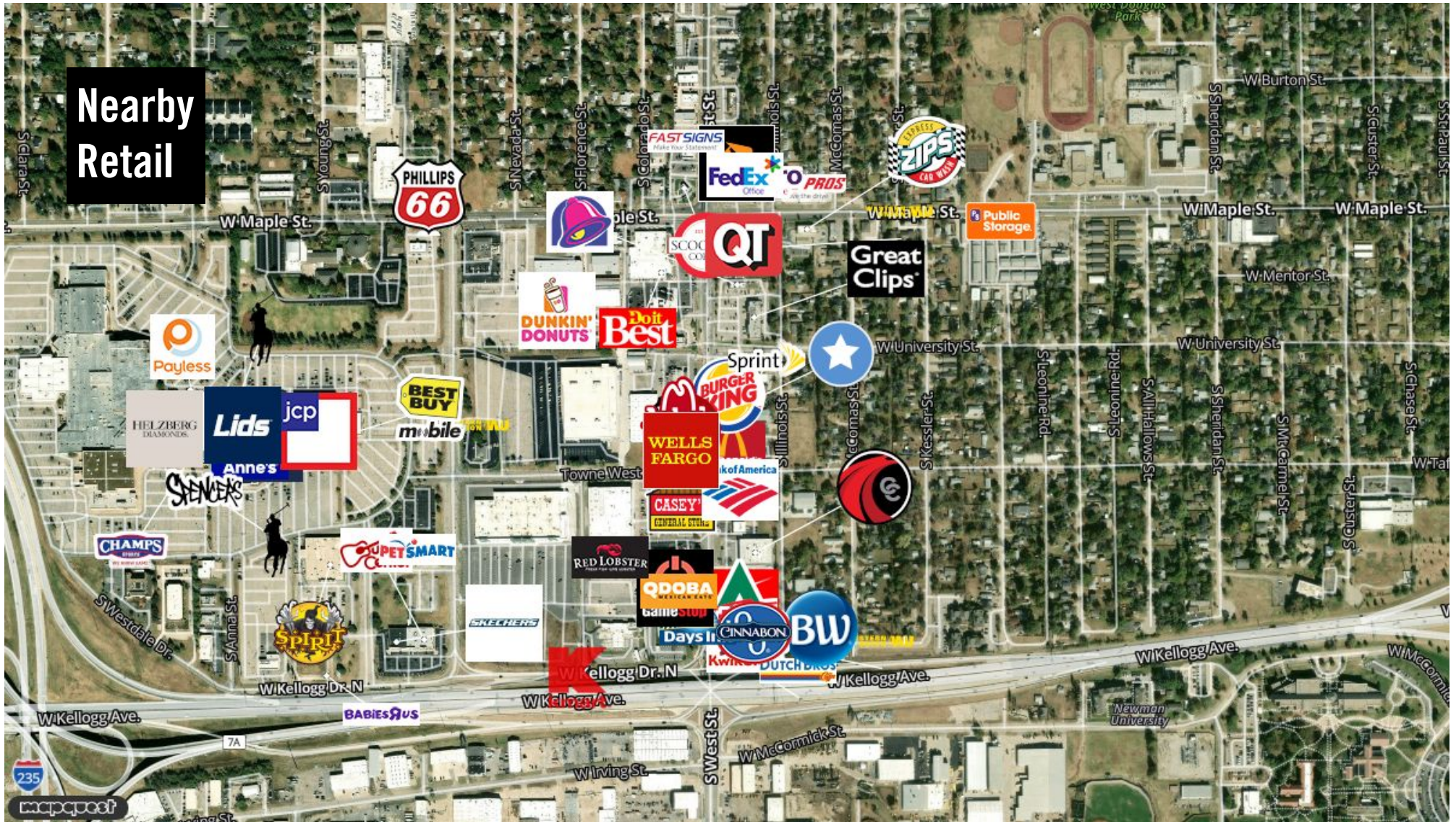
FOR SALE or LEASE - Highly visible West Street location adjacent to McDonald's between Kellogg & Taft Streets in the center of national & local quick service brands. Approximately 29,000 vehicle traffic count at the intersection of West & Taft. Currently occupied by Salon Brands which will be vacating the site on August 1, 2025. Site has a 5,600 sf concrete block building on a 17,402 sf lot. Broadly zoned as Limited Industrial and is suitable for many uses including retail, restaurants, and office. National & local brands nearby including McDonald's, KFC, Starbucks, Dutch Brothers, Bank of America, Wells Fargo, Arby's, Dunkin Donuts, Verizon, Casey's, Spangles, Burger King and Star Lumber & Supply. 135' frontage on West Street. For sale at \$975,000 or for lease at \$13 psf NNN. Owner will consider a build-to-suit with longer term lease.

Contact

 **Rob Pestinger**
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434 S West St

Nearby Retail



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 434 S West St, Wichita, KS 67213

CITY, STATE

Wichita, KS

POPULATION

151,289

AVG. HHSIZE

2.44

MEDIAN HH INCOME

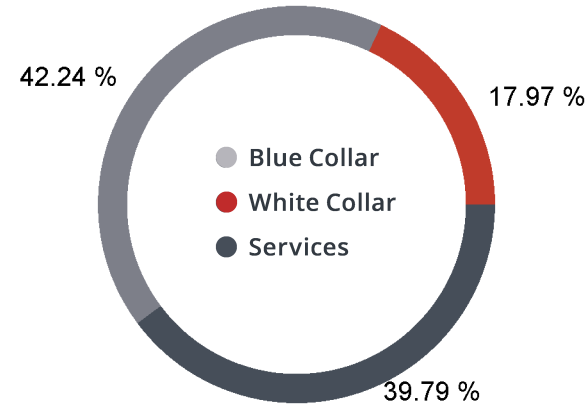
\$46,314

HOME OWNERSHIP

Renters: **22,973**

Owners: **38,886**

EMPLOYMENT



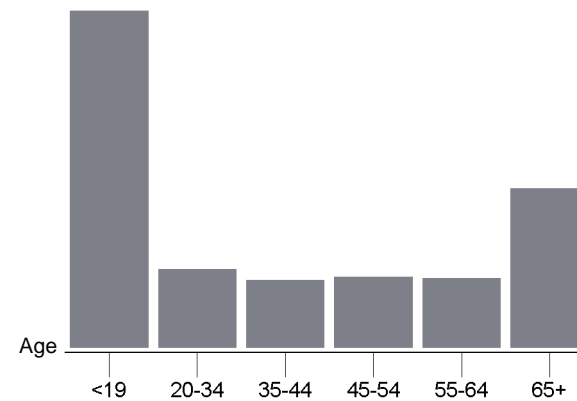
45.90 % Employed
1.77 % Unemployed

EDUCATION

High School Grad: **31.40 %**
Some College: **25.25 %**
Associates: **5.50 %**
Bachelors: **25.33 %**

GENDER & AGE

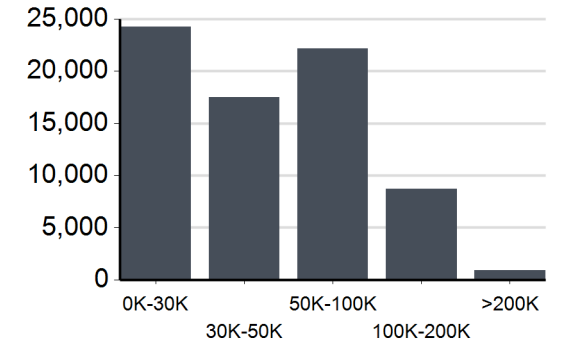
49.65 % **50.35 %**



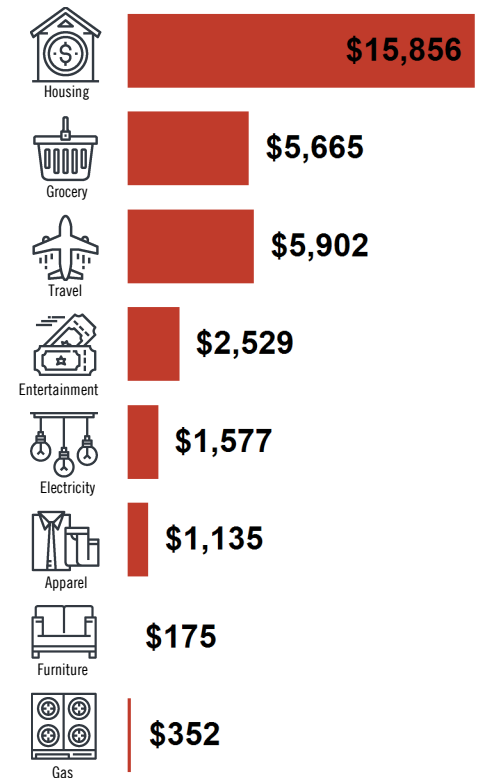
RACE & ETHNICITY

White: **70.08 %**
Asian: **0.59 %**
Native American: **0.08 %**
Pacific Islanders: **0.02 %**
African-American: **2.63 %**
Hispanic: **16.88 %**
Two or More Races: **9.72 %**

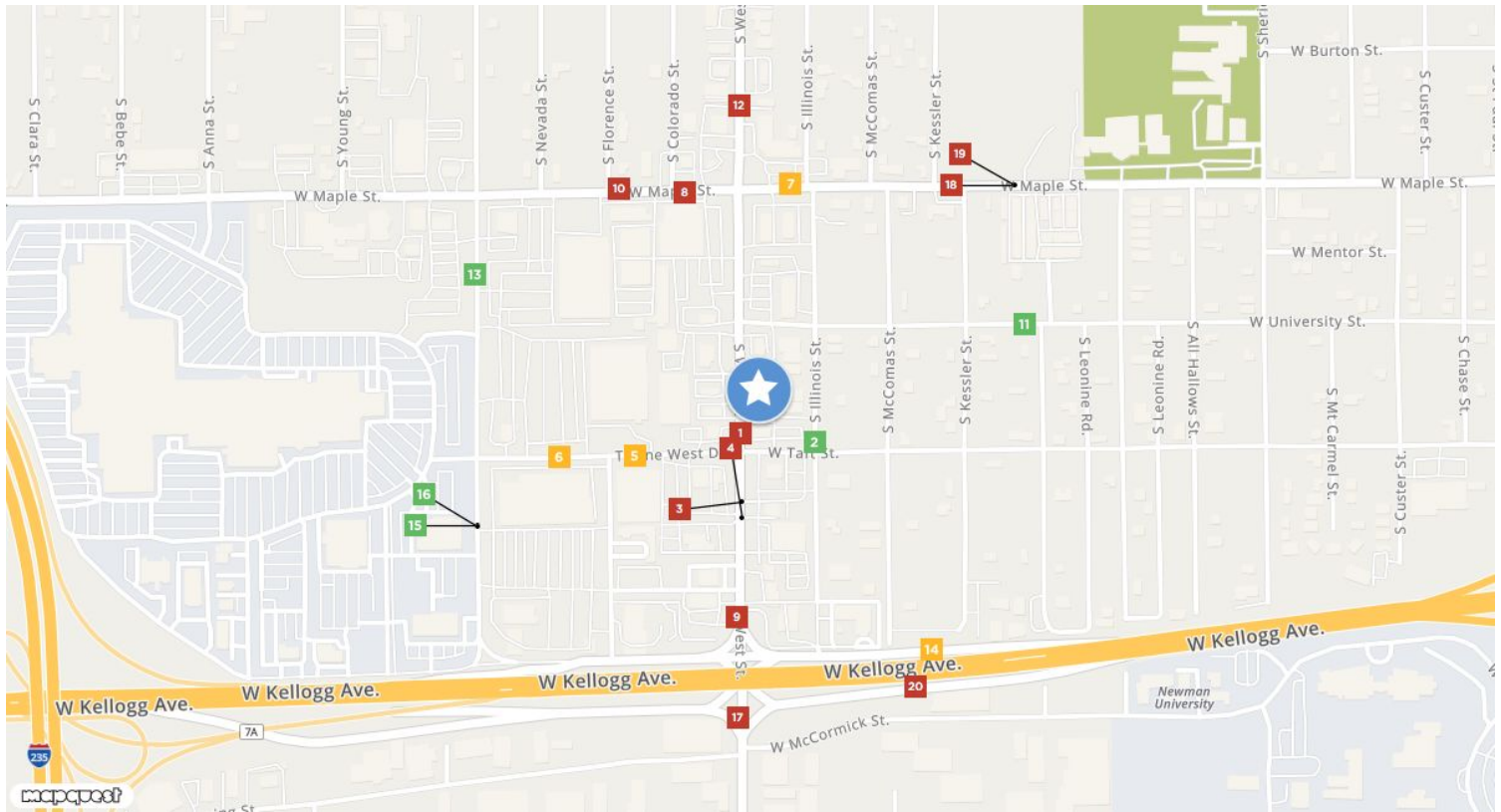
INCOME BY HOUSEHOLD



HH SPENDING



Traffic Counts



South West Street 1 Taft St Year: 2021 19,978 Year: 2018 20,170 Year: 2000 21,536	S Illinois St 2 Taft St Year: 2000 4,262	S West St 3 Taft St Year: 2000 29,418	South West Street 4 W University St Year: 2013 26,913 Year: 2000 25,395 Year: 2000 24,160	West Taft Street 5 S West St Year: 2013 5,994 Year: 2000 8,692
Taft St 6 S Florence St Year: 2000 7,698	S Illinois St 7 S Illinois St Year: 2007 9,921	West Maple Street 8 S Colorado St Year: 2007 16,016 Year: 2000 22,215	S West St 9 Year: 2021 19,978	West Maple Street 10 S Nevada St Year: 2021 10,236 Year: 2000 19,304 Year: 1995 18,979
S Knight St 11 Year: 2021 361	South West Street 12 W Maple St Year: 2018 21,590 Year: 2000 25,975 Year: 2000 22,577	South Tracy Street 13 W Maple St Year: 2007 4,012 Year: 2000 9,071	S McComas St 14 Year: 2021 6,135 Year: 2018 6,135	South Tracy Street 15 Taft St Year: 2007 2,684 Year: 2000 5,580
S Tracy St 16 Taft St Year: 2000 3,048 Year: 1995 6,863	South West Street 17 W Kellogg St Year: 2021 16,313 Year: 2018 16,470	West Maple Street 18 S Kessler St Year: 2018 11,660	West Maple Street 19 S Gordon Year: 2021 11,818 Year: 2000 12,671	S Mc Comas 20 W McCormick St Year: 2018 10,235

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Pestinger Real Estate

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