



WESTGATE MARKET SQUARE

W. KELLOGG DRIVE (US ROUTE 400) & EISENHOWER AIRPORT PKWY,
WICHITA, KS 67209



Offered Exclusively By:

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FOR LEASE



TOTAL AVAILABLE: 45,777 ± SF \$11/SF, NNN
DIVISIBLE: 10,000 + SF NEGOTIABLE

LEASE RATE: \$11.00/SF, NNN
NNN: \$2.83 PSF
ZONING: Limited Commercial
2025 TAXES: \$296,590.58
HEIGHTS: 24' Ceiling, 21' Beam

PROPERTY HIGHLIGHTS

- Prime Location In Established Shopping Corridor.
- Anchor Box Space For Lease.

DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	4,268	52,600	168,301
	Avg. HH Income	\$74,357	\$81,350	\$95,570
	Median Age	35.8	36.7	37.2
 TRAFFIC COUNTS				
US 400		69,684 VPD		

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SEDGWICK COUNTY DEMOGRAPHICS

Population	790,138
Median Age	35.9
Education	90%
Average Household Income	\$68,925
Total Businesses	19,503

MAJOR EMPLOYERS

Spirit AeroSystems, Inc.	13,000
Textron Aviation	10,700
McConnell Air Force Base	5,976
Wichita Public Schools USD 259	5,503
Ascension Via Christi Health Inc	4,413
Koch Industries Inc	3,100
City of Wichita	2,886
U.S. Government	2,830
Sedgwick County	2,521
State of Kansas	2,157
Wichita State University	2,035
Wesley Healthcare	2,030
Johnson Controls	1,529
Bombardier	1,500
Cargill Meat Solutions Corp.	1,120



WICHITA, KANSAS OVERVIEW

The state's largest city and a key economic hub, particularly recognized as the "Air Capital of the World" due to its pivotal role in the global aviation industry. Major aerospace companies, including Boeing, Cessna, and Spirit AeroSystems, anchor the city's economy, supported by robust sectors in healthcare, manufacturing, and agriculture.

Known for its cost-effective living and strong infrastructure, Wichita is an attractive destination for businesses and professionals seeking growth in a supportive and dynamic environment. The city's emphasis on community, quality of life, and economic development makes it a strategic choice for both companies and individuals.

Wichita is centrally located in South Central Kansas, providing convenient access to several major cities in the region. It is approximately 160 miles north of Oklahoma City, 200 miles southwest of Kansas City, and 350 miles south of Omaha. This strategic location makes Wichita a key transportation and logistics hub, with easy connections via major highways like I-35 and I-135, as well as access to national rail and air networks. Its central position in the Midwest allows businesses and residents to reach major markets and destinations efficiently.

REECENICHOLS SOUTH CENTRAL KANSAS COMMERCIAL DIVISION



OUR COMPANY

Our Commercial Division is a market-leading, full service commercial real estate brokerage firm. Providing exceptional service and expertise in Kansas and Missouri. Our personalized service and support to our clients is only surpassed by our extensive real estate expertise and in-depth knowledge of market sectors, including investments, retail, office, farm & ranch, and more.

OUR SERVICES

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- Retail
- Industrial
- Office
- Farm & Ranch
- Multifamily
- Site Selection
- Auction
- Relocation
- Buyer & Tenant Representation
- Land
- Broker Opinion of Value

OUR EXPERIENCED ADVISORS



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