



Cheddar's
Old Country Beer
Target
Lowe's

Sam's Club
Walmart Supercenter

Towne West Square
Dick's Sporting Goods
JCPenney
Sephora
Finish Line
Famous Footwear
maurices
Bath & Body Works
70 stores throughout,
over 1M SF of retail space

Westgate Shopping Center
Northern Tool & Equipment
TJ-Maxx
Dollar Tree
Burlington
Ross Dress for Less
Jo-Ann
Kohl's
Sally Beauty Supply

Furniture Row
outlet

129,500
vehicles per day

\$116M IN RENOVATIONS

87,200
vehicles per day

W MAPLE

SCOOTERS
under construction

Wichita Furniture & Mattress
UNDER CONSTRUCTION

**SUBJECT
PROPERTY**

KELLOGG/US-54

WEST ST

54

DEMOGRAPHICS

RADIUS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	65,889	191,867	426,562
TOTAL BUSINESSES	3,058	8,525	15,960
TOTAL EMPLOYEES	57,418	127,483	257,178

70 stores throughout,
over 1M SF of retail space

**SUBJECT
PROPERTY**

An aerial photograph of a highway interchange. A large blue banner with the text 'KELLOGG/US-54' in white, bold, sans-serif font is superimposed diagonally across the image. The banner covers a significant portion of the highway and surrounding area. In the background, a 'CAR WASH' sign is visible, along with a building and some greenery. The highway itself has multiple lanes and a central divider.

A black and white image of a highway shield with the number 54. The shield is white with a black border and a black number 54 in the center. It is set against a black background.

An aerial photograph of a residential street. A yellow street sign with black lettering that reads "W MAPLE" is visible in the foreground. The street is paved and lined with trees and houses.



 **Wichita
FURNITURE
& MATTRESS**
UNDER CONSTRUCTION



RAND
GRAPHICS



The Print Source, Inc.



GO EBE LIQUOR



recently renovated



ALL ANGLES



RADIUS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	65,685	191,867	426,562
AVG HH INCOME	\$54,350	\$61,941	\$70,287
HOUSEHOLDS	28,359	77,295	167,453

ESRI 2020

Kellogg Avenue & West Street
Wichita, Kansas
Cultural & Entertainment Study

Downtown Wichita

1 Mile Demographic
26,425 Employees
2,275 Businesses

Old Town

1 Mile Demographic
34,814 Employees
2,607 Businesses



Friends
University

2,800 Enrollment

89,900

20,755

2 miles

1 mile

9,900

45,500

2½ Miles



Newman University

2,700 Enrollment



Wichita Wind Surge AAA Stadium

Under Construction
10,200 Capacity
70+ Annual Events

Century II Performing Arts Center

2,195 + 652 Capacity

Intrust Bank
Arena

15,750 Capacity

Century 21
Classic
real estate inc.

Classic Real Estate, Inc.,
Christian Ablah, Owner
8110 E. 32nd St. North
Suite 150, Wichita, KS
o (316) 634-2600
c (316) 393-3456



Demographics	2 Miles
Population	27,646
Avg. HH Income	\$50,512
Employees	25,065
Traffic Count	
Kellogg Avenue	89,800
West	20,755