LANDMARK COMMERCIAL REAL ESTATE



FOR LEASE

8404 E. KELLOGG *Wichita, Kansas | USA*

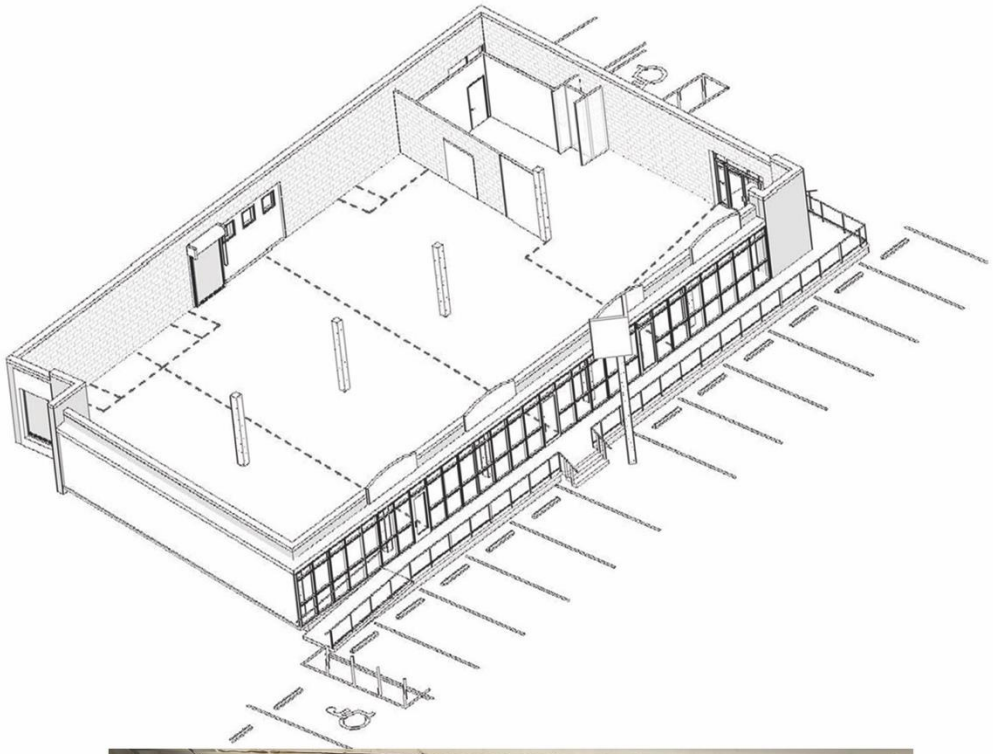
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FOR LEASE

8404 E. Kellogg

Wichita, Kansas | USA



PROPERTY DETAILS

LEASE RATE	**$12 PSF + NNN**
PROPERTY TYPE	Retail
PROPERTY SUB TYPE	Freestanding/Shopping Center
SQUARE FOOTAGE	5,754 SF
GROSS LEASABLE AREA	4,350 SF
LOT SIZE (sq. ft.)	16,500 SF
YEAR BUILT	1962
2024 TAXES	$4,035.41
PARKING RATIO	4.23/1,000 SF



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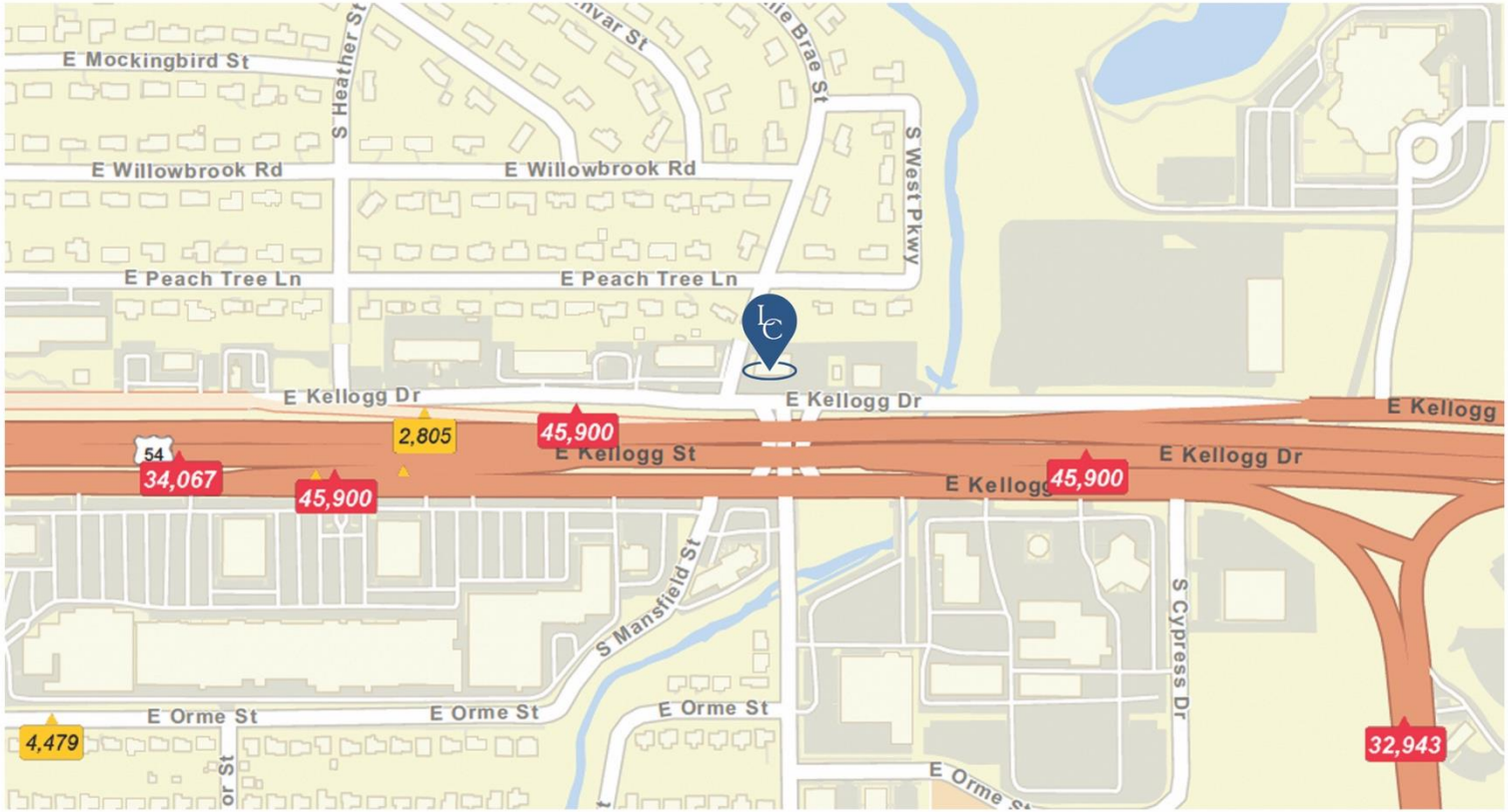
Wichita, Kansas | USA

LANDMARK COMMERCIAL REAL ESTATE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,540	75,988	166,333
HOUSEHOLDS	4,602	32,003	67,967
AVG HHI	$64,246	$67,801	$62,641

TRAFFIC COUNT MAP



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AERIALS

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FOR LEASE



CAR DEALERSHIP CORRIDOR. RETAIL SHOPPING. RESTAURANTS. LODGING.

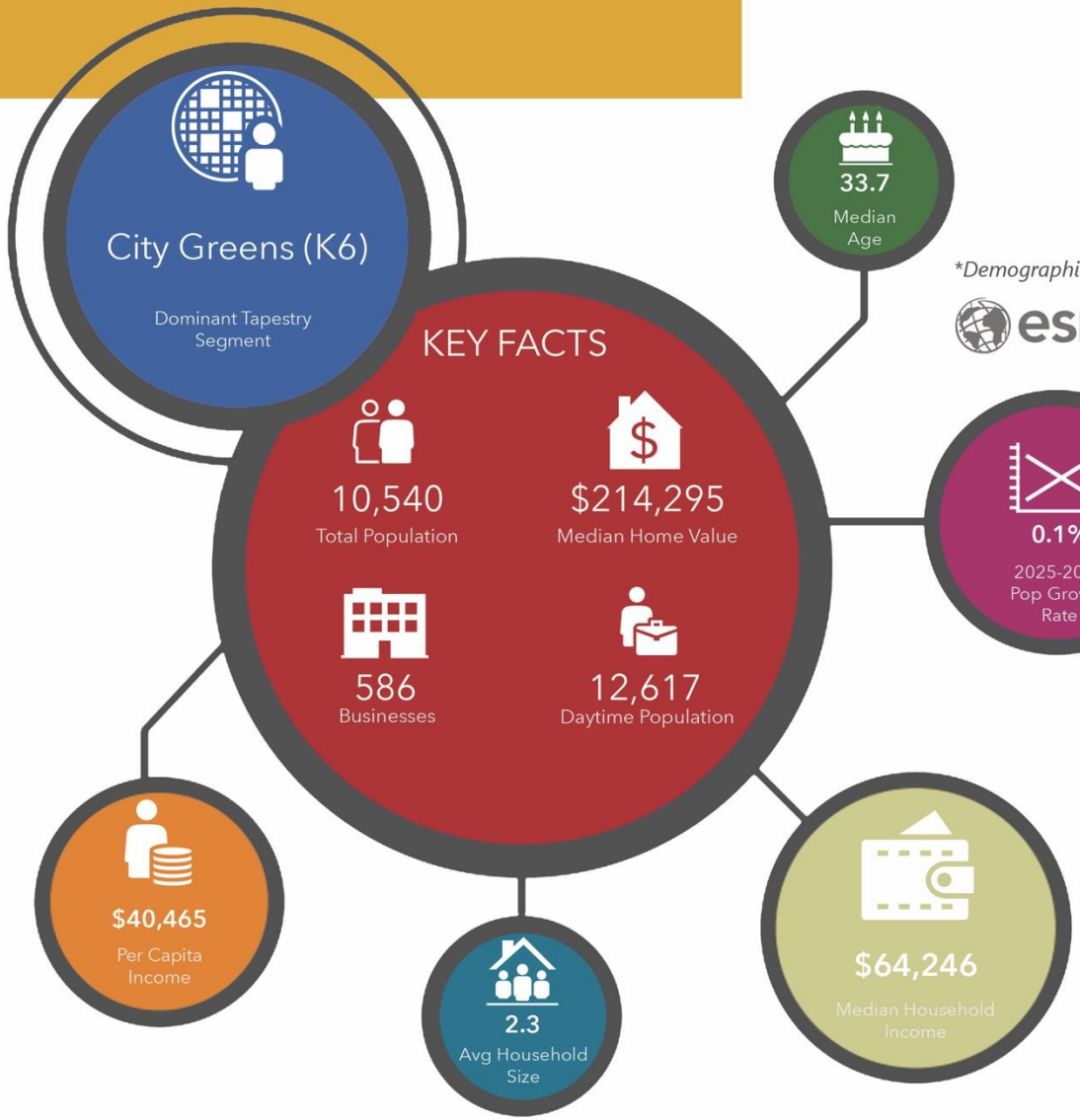
Reach motorists driving along E. Kellogg/HWY 54 in Wichita's busiest area of town.

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FOR LEASE

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**Demographics within one mile radius*

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EAST KELLOGG BUSINESS DISTRICT

- East Wichita's busiest shopping destination.
- Hospitality hub
- Unmatched visibility.
- Strong demographics.
- Momentum corridor

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CONTACT THE EXPERTS

Make your mark with LANDMARK

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COMMERCIAL LISTING AGENTS



ELIZABETH FARHA
Sales Associate
Mobile: (316) 249-2797
efarha@landmarkrealestate.net



CLAY GAGNON
Sales Associate
Mobile: (316) 712-1380
cgagnon@landmarkrealestate.net



JORDAN BAYLES
Sales Associate
Mobile: (316) 789-3732
jbayles@landmarkrealestate.net

COMPREHENSIVE COMMERCIAL REAL ESTATE FIRM

- Sales & Leasing
- Marketing & Events Team
- In-House Counsel
- Property Managemeent
- Support Staff
- Portfolio Management
- Industrial Specialists
- Full-Service Commercial Development Group

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LANDMARK COMMERCIAL REAL ESTATE



ABOUT OUR COMPANY

Decades of lessons earned

With over **30 years of experience**, Landmark Commercial Real Estate has built a reputation as the leading commercial real estate firm in Wichita, Kansas. Our team is dedicated to providing unmatched expertise in the sale and purchase of commercial properties. As the #1 commercial real estate team in the region, we have consistently delivered results for both buyers and sellers, offering comprehensive market knowledge, strategic insights, and a commitment to client success. Whether you're looking to buy or sell, Landmark Commercial Real Estate is your trusted partner for all commercial property needs.



BRADLEY SAVILLE, *CCIM, Owner, CEO*, started his real estate career in 1989 and formed Landmark Commercial Real Estate in 1993. Landmark is one of the largest commercial brokerages and property management companies in Kansas. Over the last 30 years, Brad has specialized in institutional grade office and retail, national representation, restaurant development, live work play investments, shopping center projects, city centers and more. Brad and his family reside in Wichita and their hobbies include horses, hunting, fishing, baseball and vaious outdoor activities.

WICHITA BUSINESS JOURNAL BPtW BEST PLACES TO WORK

2022 WINNER BEST OF WICHITA The Wichita Eagle

2023 WINNER BEST OF WICHITA The Wichita Eagle

2024 WINNER BEST OF WICHITA The Wichita Eagle

COMMERCIAL REAL ESTATE FIRM

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WICHITA, KANSAS

Demographics

WICHITA, KANSAS, is the largest city in the state, serving as a significant cultural and economic hub. Known as the **"Air Capital of the World,"** it has a rich history in aircraft manufacturing, with companies like Beechcraft, Bombardier, Cessna, and Stearman Aircraft originating there. Today, major aerospace firms such as Textron Aviation and Spirit AeroSystems maintain substantial operations in the city.

ADVANTAGES FOR BUSINESSES:

- **Pro-Business Environment:** Wichita offers a business-friendly climate with various incentives for companies looking to relocate or expand. The state of Kansas is recognized for its low-tax environment, benefiting businesses across sectors. *(Wichita Government)*
- **Diverse Economy:** Beyond aerospace, Wichita hosts the headquarters of Koch Industries and Cargill Protein, the two largest privately held companies in the U.S. This diversity fosters a robust economic landscape, encouraging cross-industry innovation. *(Greater Wichita Partnership)*
- **Skilled Workforce:** The region boasts a world-class talent pool, particularly in manufacturing and engineering, supported by educational institutions like Wichita State University and WSU Tech. *(Greater Wichita Partnership)*

DEMOGRAPHICS AND INCOME:

- **Population:** As of the 2020 census, Wichita's population was 397,532, with the metropolitan area reaching 647,610.
- **Median HHI:** ~$51,690. *(Wichita Government)*
- **Cost of Living:** 90.4% of the national average, making it an affordable location for both businesses and employees. *(Wichita Government)*
- **Diversity:** The city has a diverse population, with significant communities contributing to a rich cultural fabric.

Wichita's strategic advantages, including its pro-business environment, economic diversity, skilled workforce, and favorable living costs, make it an attractive destination for business development and expansion.

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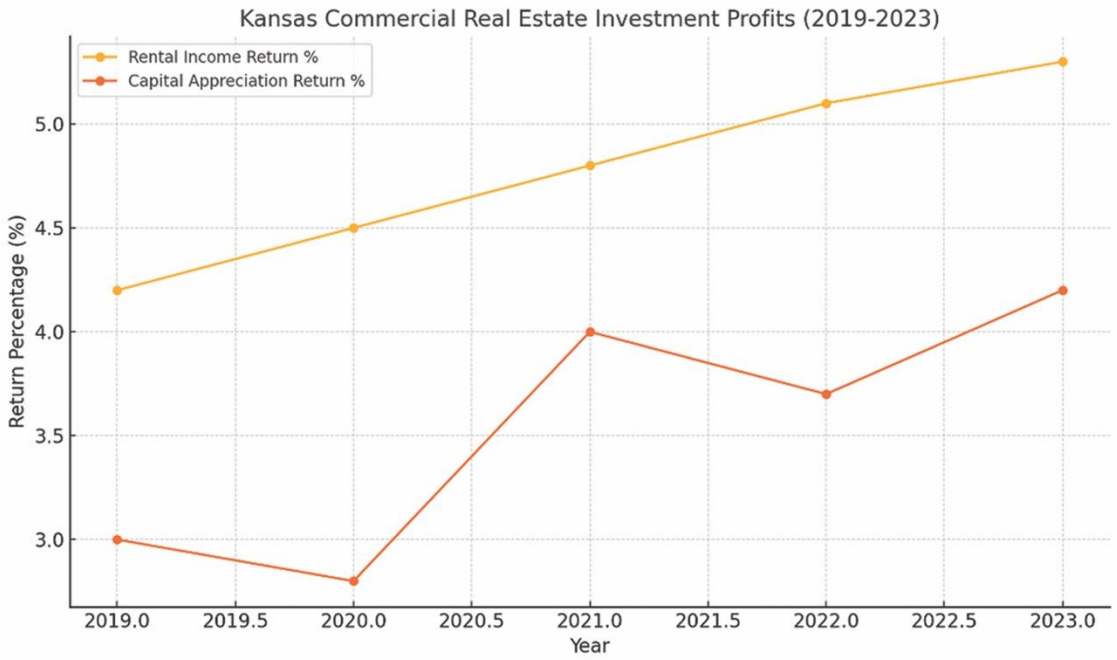
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WHY INVEST IN COMMERCIAL REAL ESTATE IN KANSAS?

LANDMARK COMMERCIAL REAL ESTATE



RECENT RESTRICTIONS & LAWS

ZONING CHANGES:

Kansas cities are updating zoning laws to encourage the development of mixed-use properties and environmentally friendly projects, providing unique opportunities for commercial investors to enter growing sectors.

PROPERTY TAX LEGISLATION:

Recent discussions in the Kansas legislature regarding property taxes could affect commercial real estate, but there are no drastic changes. The stability in taxation makes the current environment favorable.

ENVIRONMENTAL REGULATIONS:

New environmental regulations aimed at improving energy efficiency in commercial buildings may require investors to upgrade properties, but tax incentives and grants are available to offset these costs.

1 STABLE GROWTH IN PROPERTY VALUE

Kansas, known for its affordable land and property prices, offers investors the potential for steady appreciation over time.

With new infrastructure projects and increasing urbanization, especially in cities like Wichita, Overland Park, and Kansas City, demand for commercial space is on the rise.

2 INCOME GENERATION

Commercial properties offer higher rental income compared to residential properties, especially with longer-term leases from businesses.

Lease agreements in Kansas often come with fewer regulatory restrictions, making it easier for landlords to negotiate favorable terms with tenants.

3 TAX ADVANTAGES

Kansas offers several tax incentives for commercial real estate investors, including deductions for mortgage interest, property depreciation, and operational costs.

Opportunity zones in Kansas may offer capital gains tax advantages for investments in specific regions, promoting long-term gains.

4 DIVERSIFICATION OF INVESTMENT

Commercial real estate provides a diversified investment vehicle, balancing against volatility in other markets, such as stocks.

With Kansas' strong sectors in agriculture, healthcare, logistics, and retail, businesses consistently need space, which ensures steady demand for commercial property.



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