



AVAILABLE NOW

FORMER SEARS STORE
WICHITA, KANSAS

PROPERTY DETAILS

Former Sears store at Towne East Square is *available to sublease* with options for extended occupancy.

This 2-story building opens to the mall and contains 191,000+/- sf of *leasable area, loading docks and plenty of parking.*

The center is located at the northwest quadrant of a major market intersection -
US 54/Kellogg Avenue and Rock Road - one of the ***BUSIEST INTERSECTIONS*** in Wichita.

SHAWVER
GROUP
COMMERCIAL REAL ESTATE

JOANNA B. SHAWVER, CRRP
joanna@shawvergroup.com
816-213-9578

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

TOWNE EAST SQUARE

AERIAL VIEW

OLD NAVY Buckle B FOREVER 21 Starbucks

COACH ROWLING & AMUSEMENT ROUND1 Foot Locker

Bath & Body Works VICTORIA'S SECRET PINK

EXPRESS H&M HOLLISTER



KELLOGG/US-54 67,700 VPD



S. ROCK ROAD 30,251 VPD 27,994 VPD 57,900 VPD

.5 MILES EAST
COSTCO WHOLESALE



EASTGATE SHOPPING CENTER

JOANNA B. SHAWVER, CRPP

joanna@shawvergroup.com

816-213-9578

SHAWVER GROUP
COMMERCIAL REAL ESTATE

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.





MARKET OVERVIEW

Wichita is the largest city in the state of Kansas. Located in the south-central portion of the state, the MSA consists of over 640,000 people in a four-county area. The city has a strong history in the aviation industry and is home to Spirit Aero Systems, Beechcraft, Cessna and Hawklar, not to mention home base to Koch Industries.

The east side of the Wichita market has long been the established area for upscale residential - Eastborough neighborhood, whose median household income is over \$134,000 - and the dominant retail corridor of Rock Road. In addition to the only Costco in the market, key shopping areas include:

Towne East Square is the dominant, enclosed shopping mall in Wichita and surrounding communities. The mall is anchored by Dillard's, JCPenney, and Von Maur and totals over 1.1 million sf of GLA. With over 85 small shops and restaurants the center recently opened Round1 Entertainment Center.

Eastgate Shopping Center is a major power center located just south and east of Towne East Square. With over 300,000 sf, the center is anchored with Burlington, Ross, TJ Maxx, Office Max, and Aldi.

Bradley Fair, Wichita's first open-air lifestyle center is just north of Towne East Square. Trader Joe's, Barnes & Noble, Sephora are just a few of the many stores in this 280,000 sf shopping and dining district.

In the past few years, Wichita has added such new attractions to the area to include the Wichita Sports Forum, a 148,000 sf multi-sports venue, Stryker Sports Complex, and a new baseball stadium home to the Florida Marlins AAA team the Wichita Wind Surge. Old Town has become a favorite dining and entertainment district.

In addition to two private institutions of higher education, Wichita is home to Wichita State University with an enrollment of over 15,000 students.

MAJOR EMPLOYERS	EMPLOYEES
Spirit Aero Systems	13,000
Textron Aviation	9,350
McConnell Air Force Base	5,679
Wichita United School District	5,614
Unified School District	5,610
Ascension Via Christi Hospital	4,413
Koch Industries	3,100
City of Wichita	2,886
US Government	2,830
Sedgwick County	2,521
State of Kansas	2,157
Wichita State University	2,035
Wesley Healthcare	2,030

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2019 POPULATION	81,658	174,369	391,922
AVERAGE AGE	37.5	37.1	37.5
AVERAGE HOUSEHOLD INCOME	\$74,194	\$71,378	\$68,348
TOTAL EMPLOYEES	44,615	124,587	226,229