



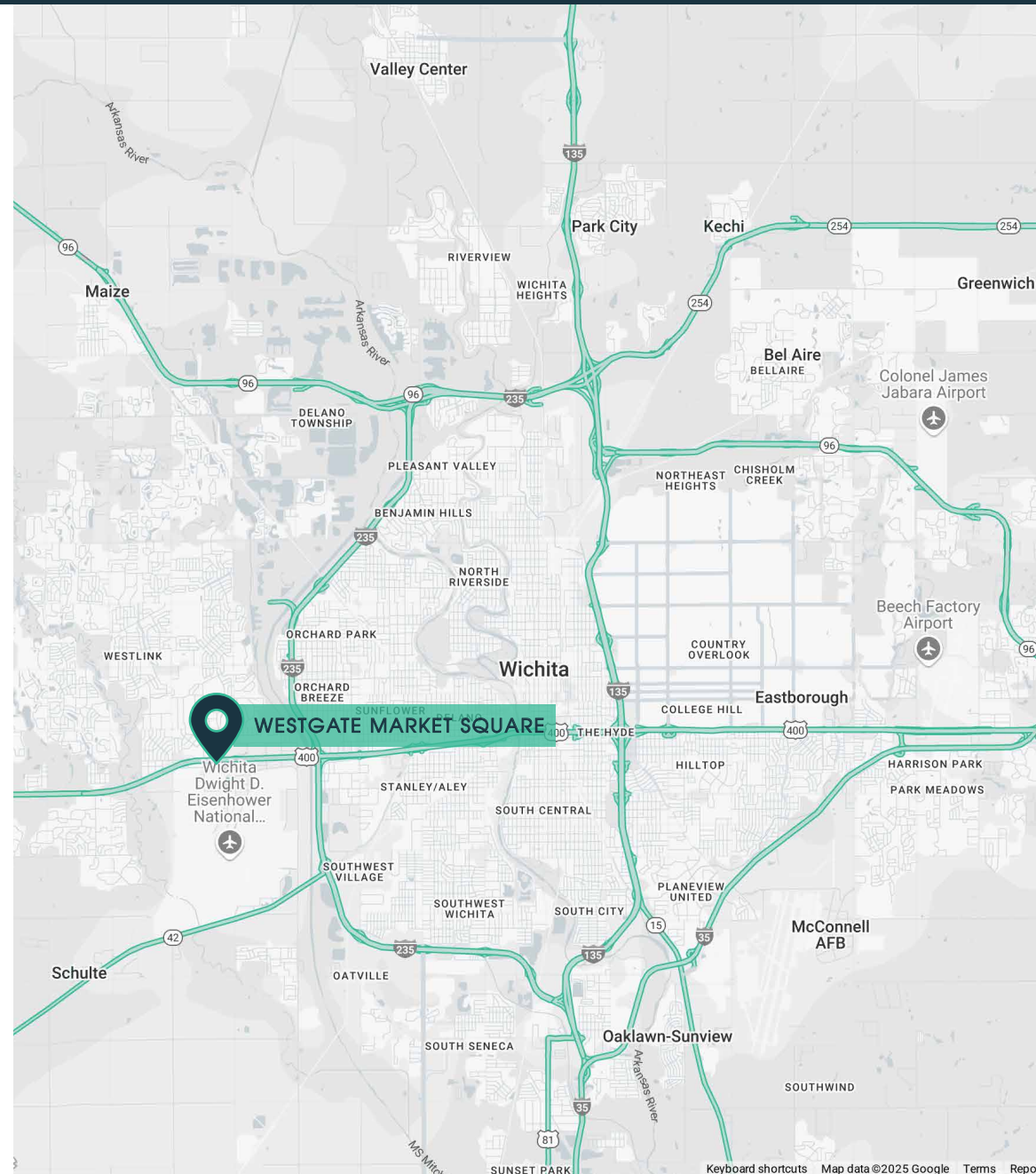
MARKET OVERVIEW

Westgate Market Square benefits from its strategic position along US-54/Kellogg Avenue, offering exposure to approximately 74,100 vehicles per day and proximity to I-235 and Dwight D. Eisenhower National Airport. Given its high visibility, robust tenant mix, and location within a thriving commercial corridor, Westgate Market remains a key destination for both shoppers and retailers in Wichita.

PROPERTY HIGHLIGHTS

- > ±45,000 SF (Demisable) Anchor Box Space For Lease
- > Shop Space Available: ±1,600 – 5,600 SF
- > Join T.J. Maxx, Burlington, Office Depot, Famous Footwear, Dollar Tree and Northern Tool & Equipment

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,359	53,443	168,169
Households	1,382	22,578	68,107
Avg. HH Income	\$70,492	\$68,816	\$80,751



West Ridge Plaza		
Suite	Tenant	SF
6840	Dollar Tree	
6836	Available	5,611 SF
6820	T.J. Maxx	
6720	Famous Footwear	
6714	Available	1,600
6710	Teppanyaki Grill & Sushi	
6700	Available	45,777
6610	Northern Tool + Equipment	
613-200	Burlington (NAP)	
613-100	Office Depot (NAP)	
611	The Mattress Hub (NAP)	



DETAILS

- > ±45,777 SF
- > Clear Heights:
 - 24' Ceiling
 - 21' Beam
- > Located next to the #1 Northern Tool in Kansas ([Placer.ai](#))









#2 in Kansas



#3 in Kansas
Top 91% in U.S.



#1 in Kansas



#1 in Kansas



#1 in Kansas



#2 in Kansas



#3 in Kansas



#1 in Kansas



#2 in Kansas
Top 95% in U.S.

