

PRIME RETAIL LOCATION

1109 SOUTH ROCK ROAD



Property Description:

- 2,348 Sq. Ft. Available
 - 20 Ft. of Window Frontage Facing Rock Rd.
 - Will Modify Space
- Monument & Building Signage Available
- Ample Drive-Up Parking
- Local Ownership
- Competitively Priced

Location:

- Excellent Visibility to Rock Road - Wichita's Busiest Retail Corridor
- Seconds from Kellogg
- Surrounded by Thousands of Apartment Units
- Easy Access
- Minutes from McConnell Air Force Base

ASKING RATE: \$9.48 Per Sq. Ft. NNN

For more information please contact:

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Excellent Demographics:

Radius	1	3	5
Population	14,194	72,743	164,112
Avg. HH Income	\$64,582	\$72,032	\$70,470

High Traffic Count:

30,975 V.P.D. @ Harry & Rock Rd.

30,025 V.P.D. @ Lincoln & Rock Rd.



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