



FREESTANDING RESTAURANT IN PRIME LOCATION




FOR SUBLEASE 2191 N. ROCK RD., WICHITA, KS 67206

AVAILABLE SPACE	3,675 SF
SUBLEASE RATE	\$50.88/SF (NNN)
LOT SIZE	20,156 SF
PARKING	Onsite parking and cross parking available
TRAFFIC COUNTS	
ROCK RD.	24,574 VPD
21ST ST.	19,303 VPD

PROPERTY HIGHLIGHTS

- Freestanding restaurant available for sublease with existing patio.
- Located at the hard corner of 21st & Rock Road, in the heart of Wichita's retail corridor.
- Property is adjacent to Bradley Fair home to Trader Joe's, Pottery Barn, lululemon and many other national and local restaurants and retailers.
- Exclusive use of large monument sign.
- Area neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 Population	7,643	59,925	160,021
 Avg. HH Income	\$93,113	\$94,384	\$89,684
 Median Age	45	40	38



Christi Royse, CCIM
316.292.3919
croyse@weigand.com

Krista Lowry
316.292.3990
klowryracine@weigand.com

Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
WeigandCommercial.com

FREESTANDING RESTAURANT IN PRIME LOCATION

FOR SUBLEASE 2191 N. ROCK RD., WICHITA, KS 67206

WEIGAND
COMMERCIAL

ANGLED AERIAL VIEW



Christi Royse, CCIM
316.292.3919
croyse@weigand.com

Krista Lowry
316.292.3990
klowryracine@weigand.com

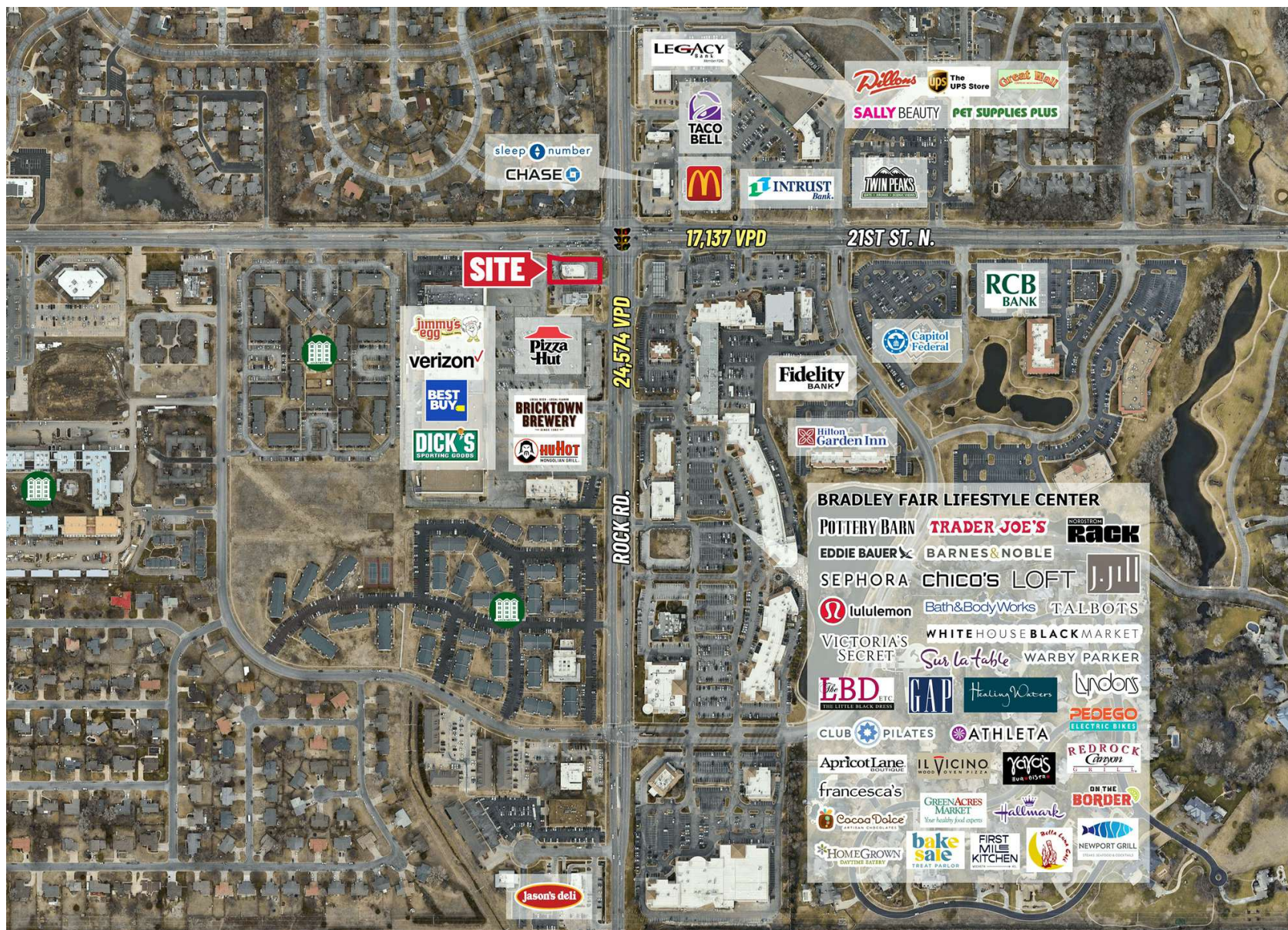
Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
WeigandCommercial.com

FREESTANDING RESTAURANT IN PRIME LOCATION

FOR SUBLEASE 2191 N. ROCK RD., WICHITA, KS 67206

WEIGAND
COMMERCIAL

MID LEVEL AERIAL VIEW



Christi Royse, CCIM
316.292.3919
croyse@weigand.com

Krista Lowry
316.292.3990
klowryracine@weigand.com

Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
WeigandCommercial.com

FOR SUBLEASE 2191 N. ROCK RD., WICHITA, KS 67206

WEIGAND

HIGH LEVEL AERIAL VIEW



Christi Royse, CCIM
316.292.3919
croyse@weigand.com

Krista Lowry
316.292.3990
klowryracine@weigand.com

Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
WeigandCommercial.com