



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



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WEIGAND
COMMERCIAL

ANGLED AERIAL VIEW



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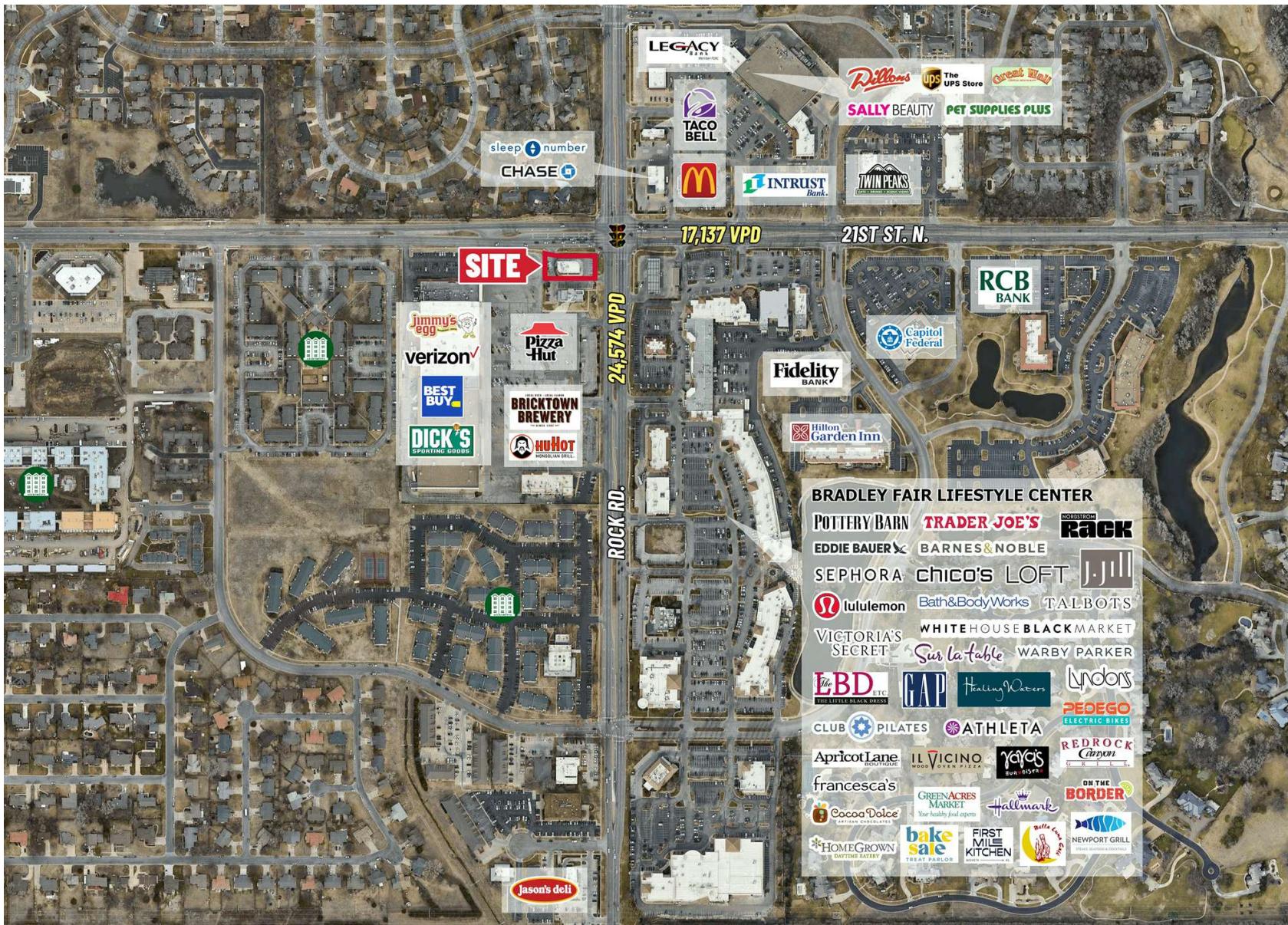
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WEIGAND
COMMERCIAL

MID LEVEL AERIAL VIEW



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WEIGAND
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HIGH LEVEL AERIAL VIEW



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