

# FOR LEASE



**Killarney Shopping Center  
3101 N Rock Rd. | Wichita, KS**

**Northeast Wichita Location**



For more information or to schedule a showing, contact

**NICK FLORES** | [nick.flores@occmgmt.com](mailto:nick.flores@occmgmt.com) | O: 316-262-3331 | C: 316-204-1150

Occidental Management, Inc. | 165 S Rock Island Ave #300, Wichita, KS 67202 | [www.occmgmt.com](http://www.occmgmt.com)







**25,000 VPD Pylon Sign**

**#170**

## Second-Gen Space Ready to Style

Allow your business to thrive in the flourishing Rock Road corridor located with convenient proximity to K96. This high traffic road is the main arterial for commerce in East Wichita, and an excellent host for retail or high-visibility office business.

Area neighbors include: Walmart, Starbucks Coffee, Aspen Dental, IHOP, Scooter's Coffee, Cold Stone Creamery, and Game Stop along with other high quality retail and service providers.

## AVAILABLE SPACE

**Suite 170 | 1,200 SF**

**Lease Rate | \$16.00/sf**

**Lease Type | NNN, \$7.91 / SF**

**Est.\$2,391 Monthly Rent + utilities**

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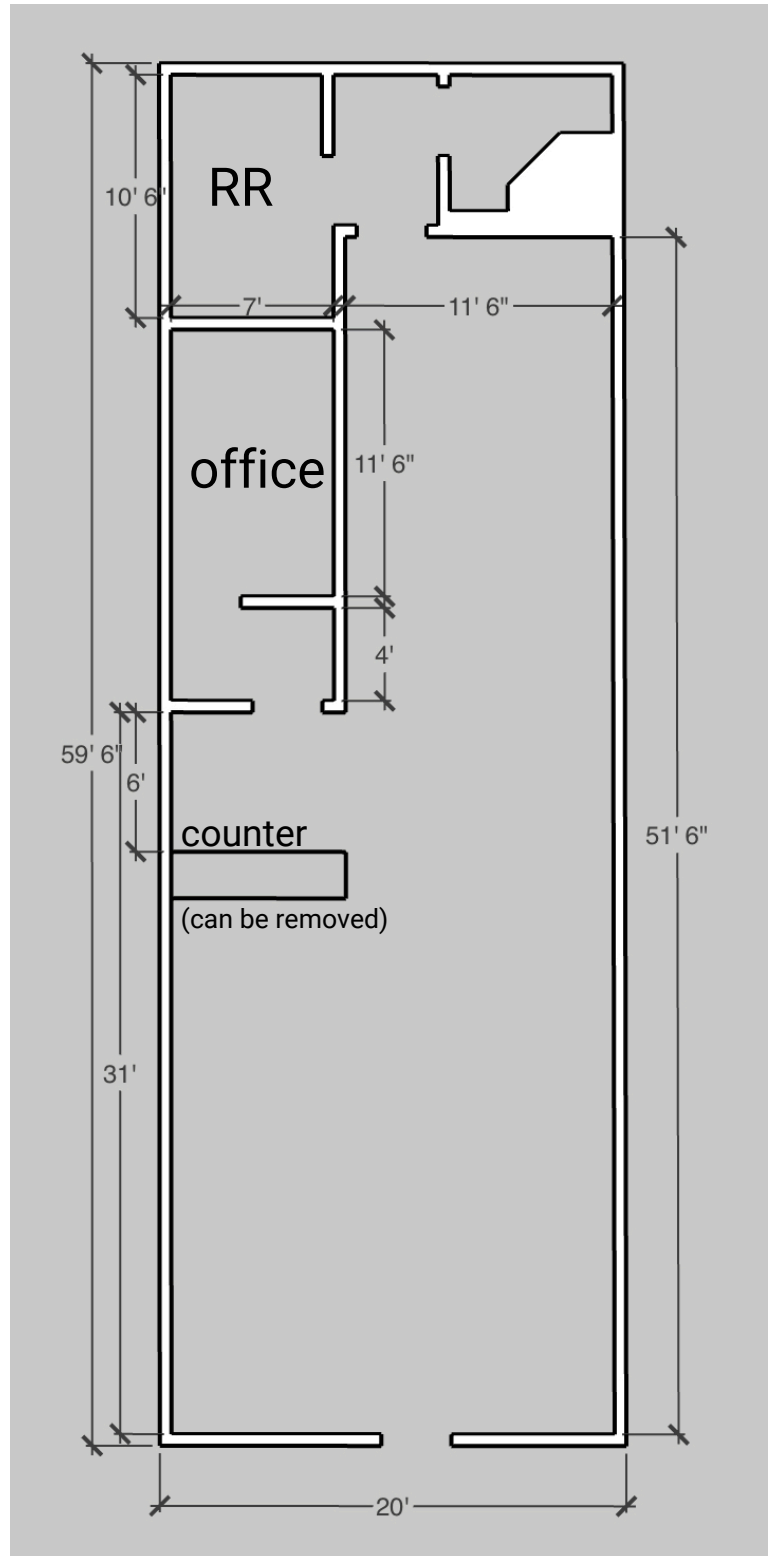
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# FLOOR PLANS

## Suite 170 Floor Plan



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## Location Demographics

	1 MILE	3 MILES	5 MILES
Local Population	9,320	49,443	115,694
Household Income	\$63,884	\$76,477	\$66,861
Median Age	37	37	36

## Showcase Your Business At the Killarney Center

Take your new or existing business to the next level when leasing at The Killarney Center. Including a soon-to be refreshed pylon sign. This high-caliber shopping center boasts a refreshed exterior design in the flourishing Northeast area of Wichita, Kansas.

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