



FREESTANDING RESTAURANT WITH ROCK ROAD FRONTEAGE

FOR SALE/LEASE 3505 N. ROCK RD., WICHITA, KS 67226

LEASE RATE
\$24.00/SF, NNN

SALE PRICE
CONTACT BROKER

SITE SIZE
56,559 SF (1.3 ACRES)

BUILDING SIZE
5,140 SF

YEAR BUILT
1999

PROPERTY HIGHLIGHTS

- Rare opportunity for an existing freestanding restaurant in NE Wichita.
- Located directly north of Hwy. K-96 on Rock Road, Wichita's main retail thoroughfare.
- There are numerous large employers in the immediate area which creates a strong daytime and AM population employees.
- Site sits on an outlot anchored by Sam's Club, Kohl's, PetsMart and many others.
- Exclusive use of large monument sign fronting Rock Road.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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DAYTIME POP.	8,731	44,742	103,146
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AVG. HH INCOME	\$111,970	\$116,587	\$120,711
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MEDIAN AGE	34.2	37.5	36.1
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TRAFFIC COUNTS

APPROX. 43,850 VPD ALONG HWY. K-96
APPROX. 29,815 VPD ALONG ROCK ROAD



Krista Lowry
316-292-3990

klowry@weigand.com

Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
WeigandCommercial.com

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