



Property Description

Located adjacent to Sam's, along the bustling Rock Road retail corridor and just north of K-96 interstate in northeast Wichita, this rare lease opportunity is anchored within one of Wichita's most densely populated retail trade areas and surrounded by excellent market fundamentals; through population density, daytime workforce in close proximity, and excellent traffic counts.

Property Highlights

- Approximately 160 feet of store frontage
- Ample dock access
- Long term neighboring tenants
- Excellent access to K-96 Highway allows for this location to be virtually accessible to anyone in Wichita within a 15 minute drive drive-time
- High-profile trade area

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Tenants:	Three
Available SF:	40,000 SF
Lot Size:	Approx: 5.36 Acres
Building Size:	Approx: 88,937 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,028	19,040	44,205
Total Population	8,885	45,043	110,439
Average HH Income	\$87,623	\$95,586	\$97,733

Adam Clements, CCIM

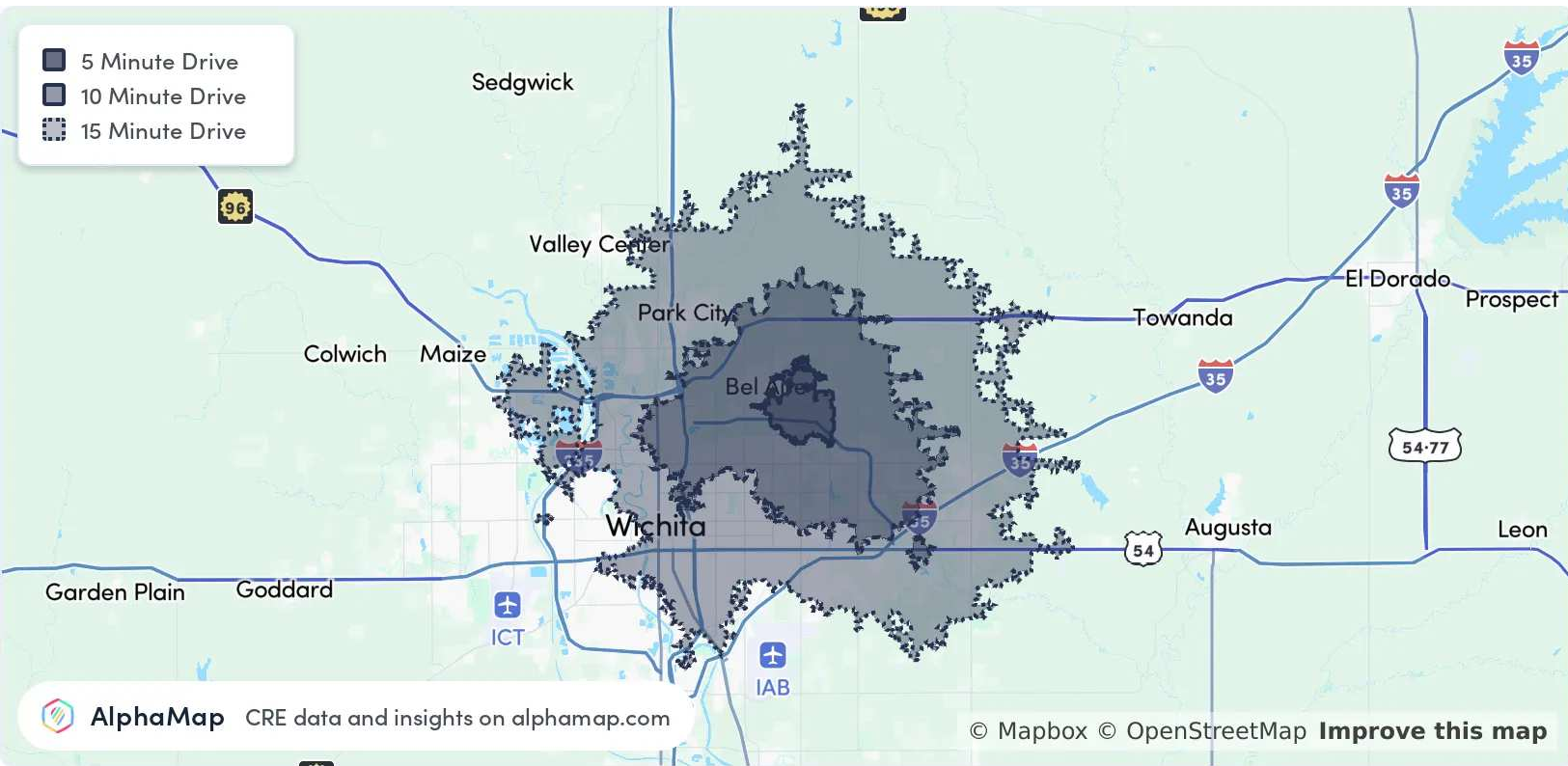
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Population	5 Minutes	10 Minutes	15 Minutes
Total Population	7,785	81,373	255,097
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	39

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	3,381	32,240	101,930
Persons per HH	2.3	2.5	2.5
Average HH Income	\$91,135	\$102,820	\$88,648
Average House Value	\$391,581	\$315,138	\$246,463
Per Capita Income	\$39,623	\$41,128	\$35,459

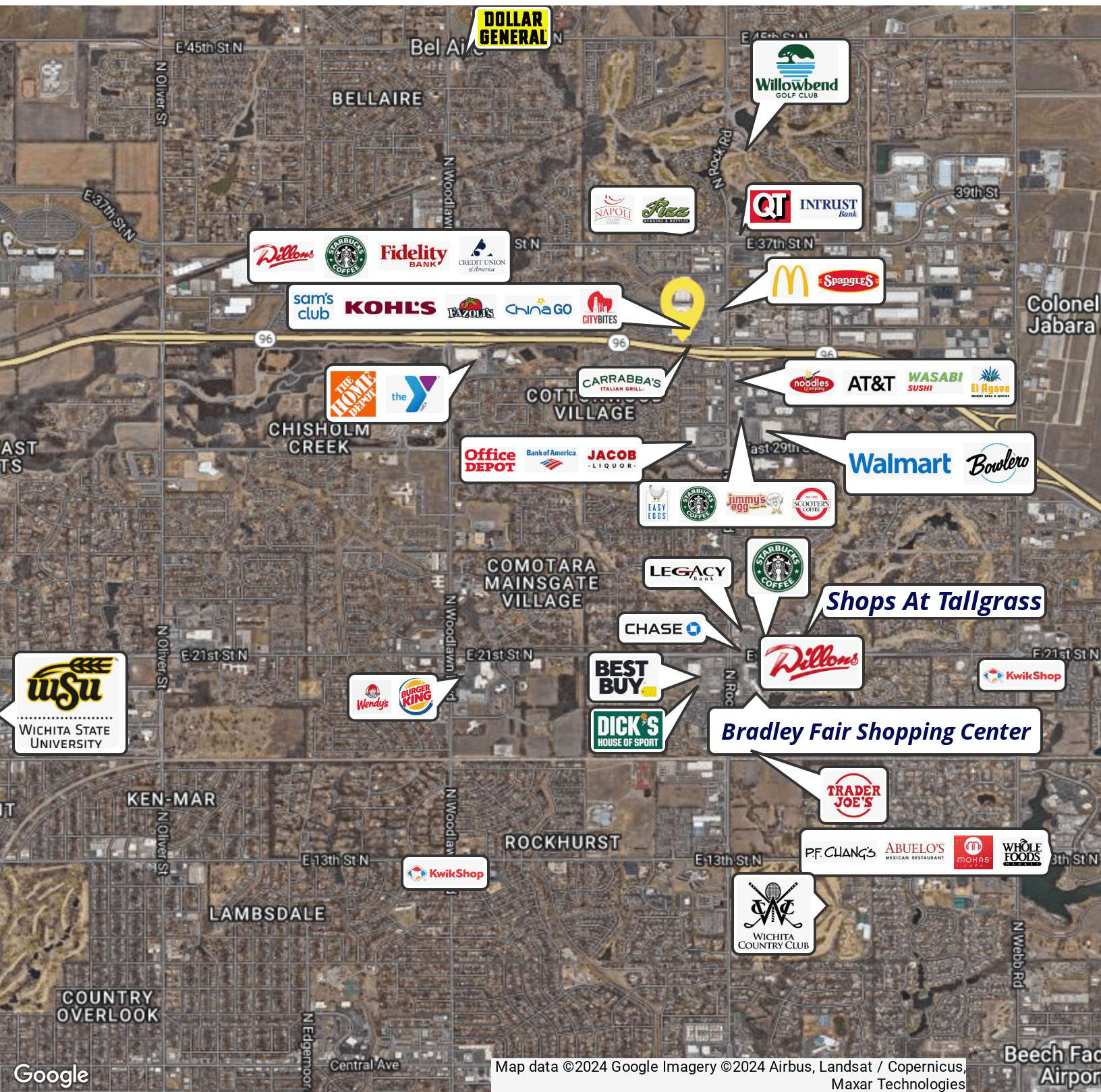
Map and demographics data derived from AlphaMap

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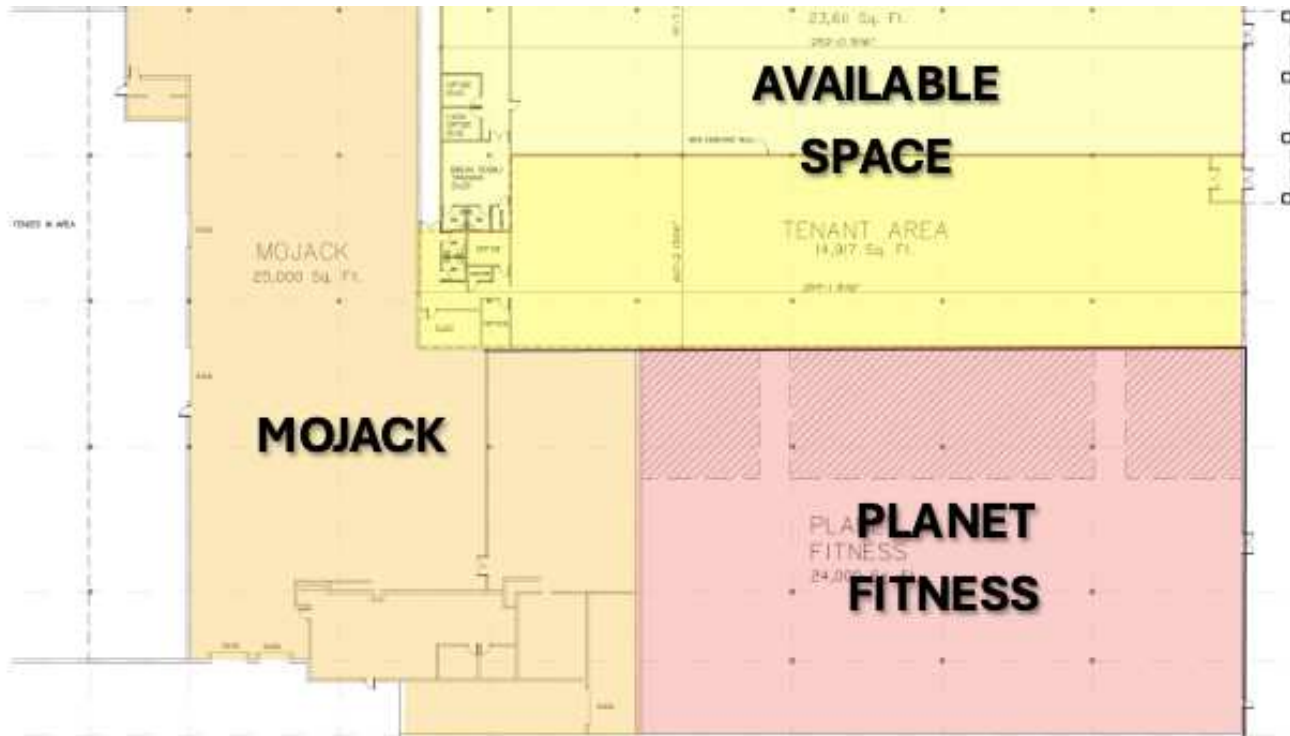
Retailer User Map

RETAIL PROPERTY FOR LEASE



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Planet Fitness - One of the largest franchisors and operators of fitness centers in the United States by number of members and locations. With more than 2,600 locations in 50 states, the District of Columbia, Puerto Rico, Canada, Panama, Mexico and Australia, Planet Fitness has continued to spread its unique mission of enhancing people's lives by providing an affordable, high-quality fitness experience in a welcoming, non-intimidating environment.

MoJack - Creating hard-working products with smart designs and innovative features. These features set us apart from the competition. Mojack started with the MoJack riding lawn mower lifts. After that, we expanded with the addition of new and improved lifts. From there we added lift accessories. Their business model allows them to continue to bring new products to market. Tools that make it easier to get the job done right.

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