



CHERRY CREEK PAD SITE

FOR LEASE 1655 S. ROCK RD., WICHITA, KS 67207



LEASE RATE
\$15.00/SF, NNN

ESTIMATED NETS
\$5.90/SF

AVAILABLE SPACE
SUITE 113: 5,300 SF

PARKING
AMPLE DOORSIDE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
DAYTIME POP.	14,012	69,555	162,211
AVG. HH INCOME	\$70,994	\$95,924	\$95,062
MEDIAN AGE	31.8	34.7	35.1

TRAFFIC COUNTS

APPROX. 23,320 VPD ALONG ROCK ROAD
APPROX. 19,718 VPD ALONG HARRY STREET

PROPERTY HIGHLIGHTS

- Desirable retail space for lease with Rock Rd. frontage available at Cherry Creek Shopping Center.
- Option to add drive-thru.
- The Harry and Rock Road intersection boasts one of the highest traffic volumes in the City of Wichita, in addition to having one of the highest population densities.
- Potential redevelopment opportunity for entire pad site.
- Area retailers include: **LEGACY** Bank, **Bank of America**, **SALLY BEAUTY**,



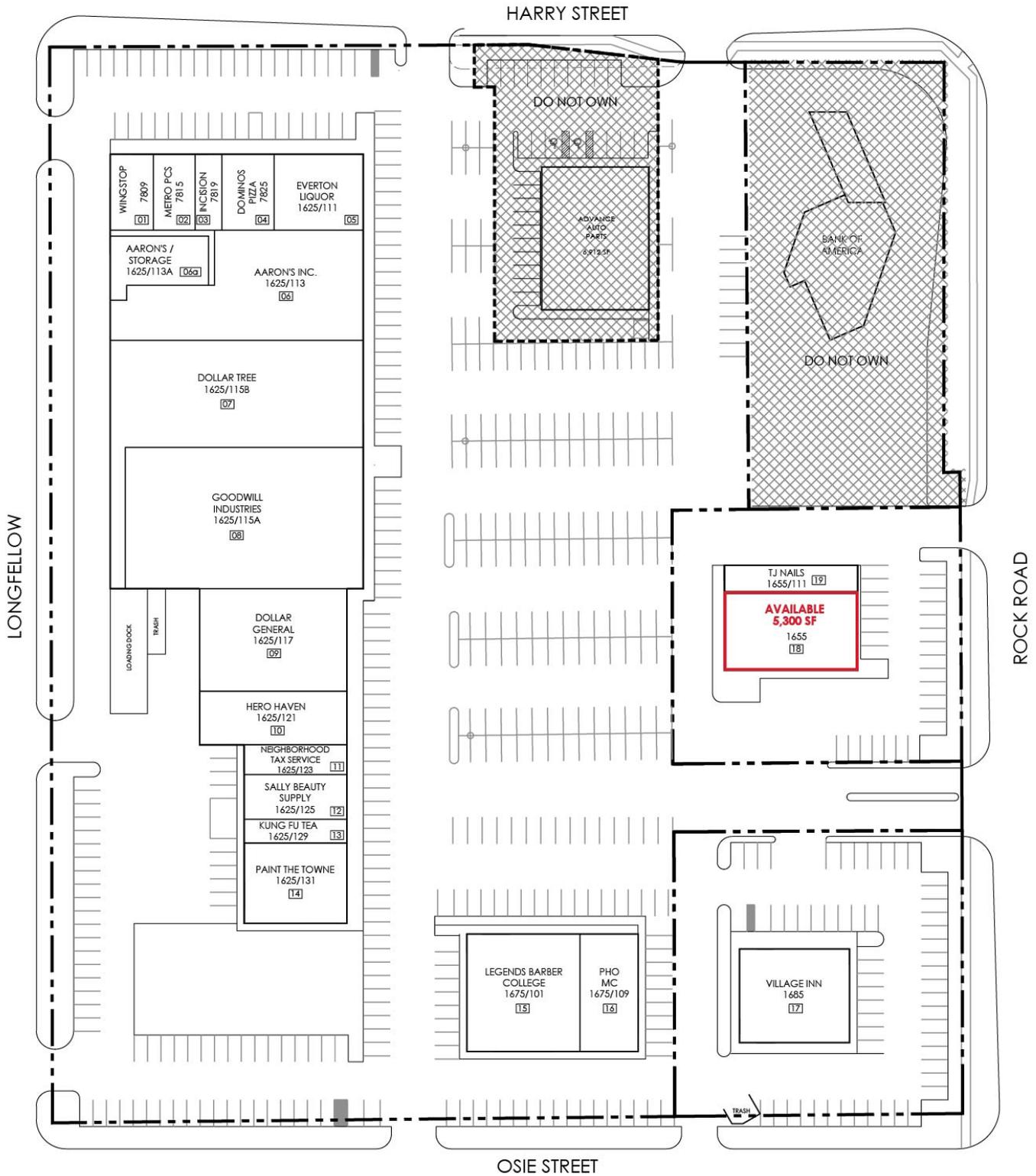
SITE PLAN



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SITE PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Austin Swisher, CCIM
316-292-3902
aswisher@weigand.com

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

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