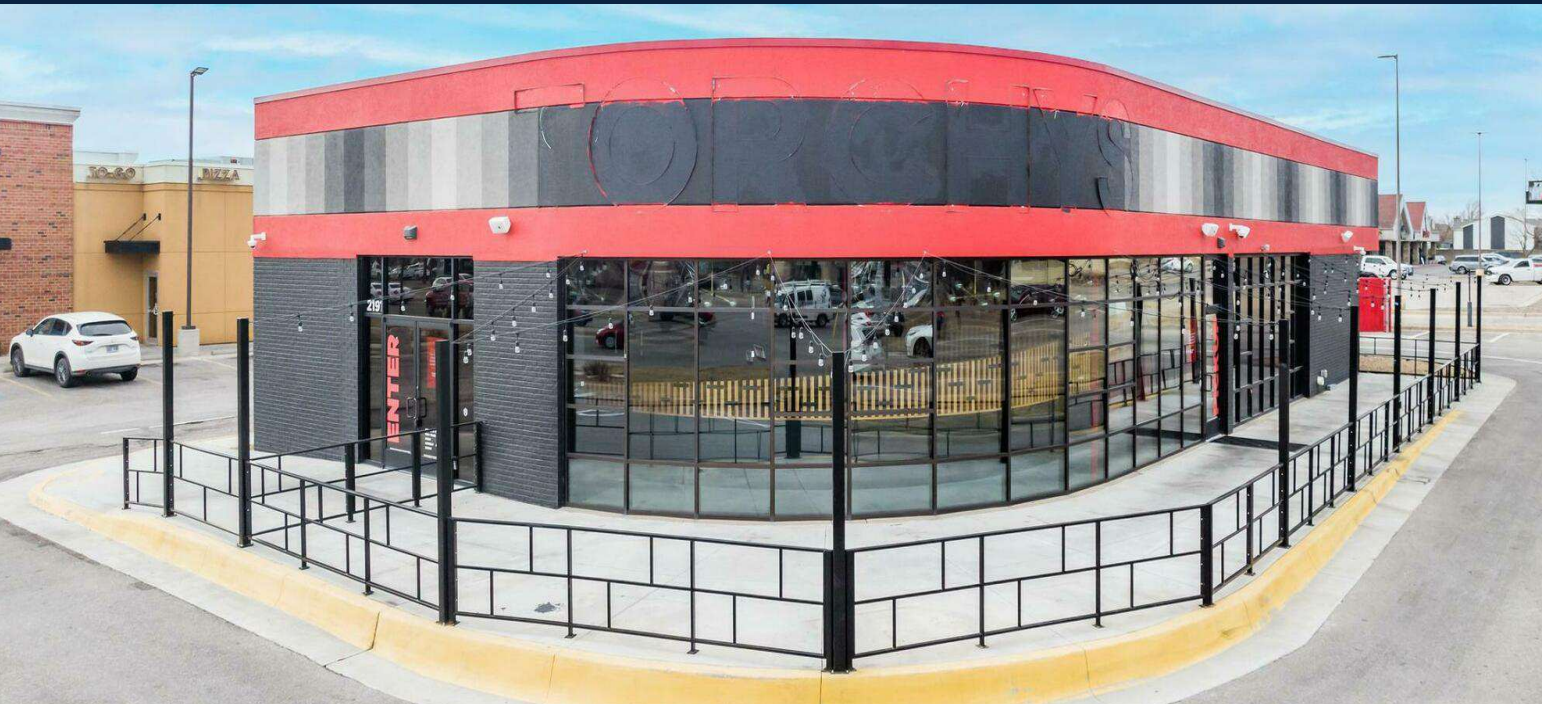


FREESTANDING RESTAURANT FOR SUBLEASE IN PRIME LOCATION

2191 N. Rock Rd., Wichita, KS 67206






AVAILABLE SPACE: 3,675 SF
SUBLEASE RATE: \$51.15 SF/yr (NNN)
LOT SIZE: 20,156 SF
PARKING: Onsite parking and cross parking available

TRAFFIC COUNTS:

-ROCK RD. 24,574 VPD
-21ST ST. 17,137 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 Joes, Pottery Barn, lululemon and many other national and local restaurants and retailers.
- Exclusive use of large monument sign.
- Area neighbors include; Best Buy, Dick's Sporting Goods, Dillon's (Kroger) grocery, McDonald's, and Taco Bell.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 MEDIAN AGE	40.4	37.6	35.2
 POPULATION	8,245	58,390	145,106
 AVG. HH INCOME	\$87,089	\$90,082	\$72,849



Offered exclusively by: **Christi Royse, CCIM**
316-292-3919 | croyse@weigand.com

Krista Lowry
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