

NORTH ROCK ROAD RETAIL FOR SUBLEASE

3300 N. Rock Rd., Wichita, KS 67226



LEASE RATE: \$17.00/SF (NNN)
ESTIMATED NNN: \$7.60/SF
SF AVAILABLE: 1,400 SF
BUILDING SIZE: 14,976 SF
YEAR BUILT: 1993
ZONING: Limited Commercial

PROPERTY HIGHLIGHTS

- Prime retail space available for sublease.
- Great visibility along North Rock Road.
- Area retailers include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,669	47,266	112,396
AVG. HH INCOME	\$88,663	\$96,504	\$97,848
MEDIAN AGE	39	41	39

TRAFFIC COUNTS

K-96 & ROCK RD	33,938 VPD
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Offered exclusively by: **Alex Ibarra, CCIM**
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Jessica Mourning
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