



**WEIGAND**  
COMMERCIAL

# RETAIL OPPORTUNITY AT HWY. K-96 & ROCK ROAD

## FOR LEASE 3411 N. ROCK RD., WICHITA, KS 67226

**LEASE RATE** \$13.00/SF/YR. (NNN)

**ESTIMATED NETS** \$8.72/SF

**AVAILABLE SF** Up to 9,050 SF

**LOT SIZE** 61,070 SF

**PARKING** Surface

**ZONING** Limited Commercial

**2024 TAXES** Generals: \$90,859.66  
Specials: \$62.50

### PROPERTY HIGHLIGHTS

- Positioned just off Hwy. K-96 within the busy Northrock Road Shopping Center – an established destination for shopping and dining.
- Prominent signage and prime Rock Road frontage deliver maximum brand exposure to one of Wichita's most heavily traveled corridors.
- Join a thriving lineup of national and regional favorites including:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,572	47,048	108,176
AVG. HH INCOME	\$109,399	\$119,230	\$118,178
MEDIAN AGE	34.3	37.6	35.9
<b>TRAFFIC COUNTS</b>			
ALONG ROCK ROAD			31,956 VPD
ALONG HWY. K-96			36,900 VPD



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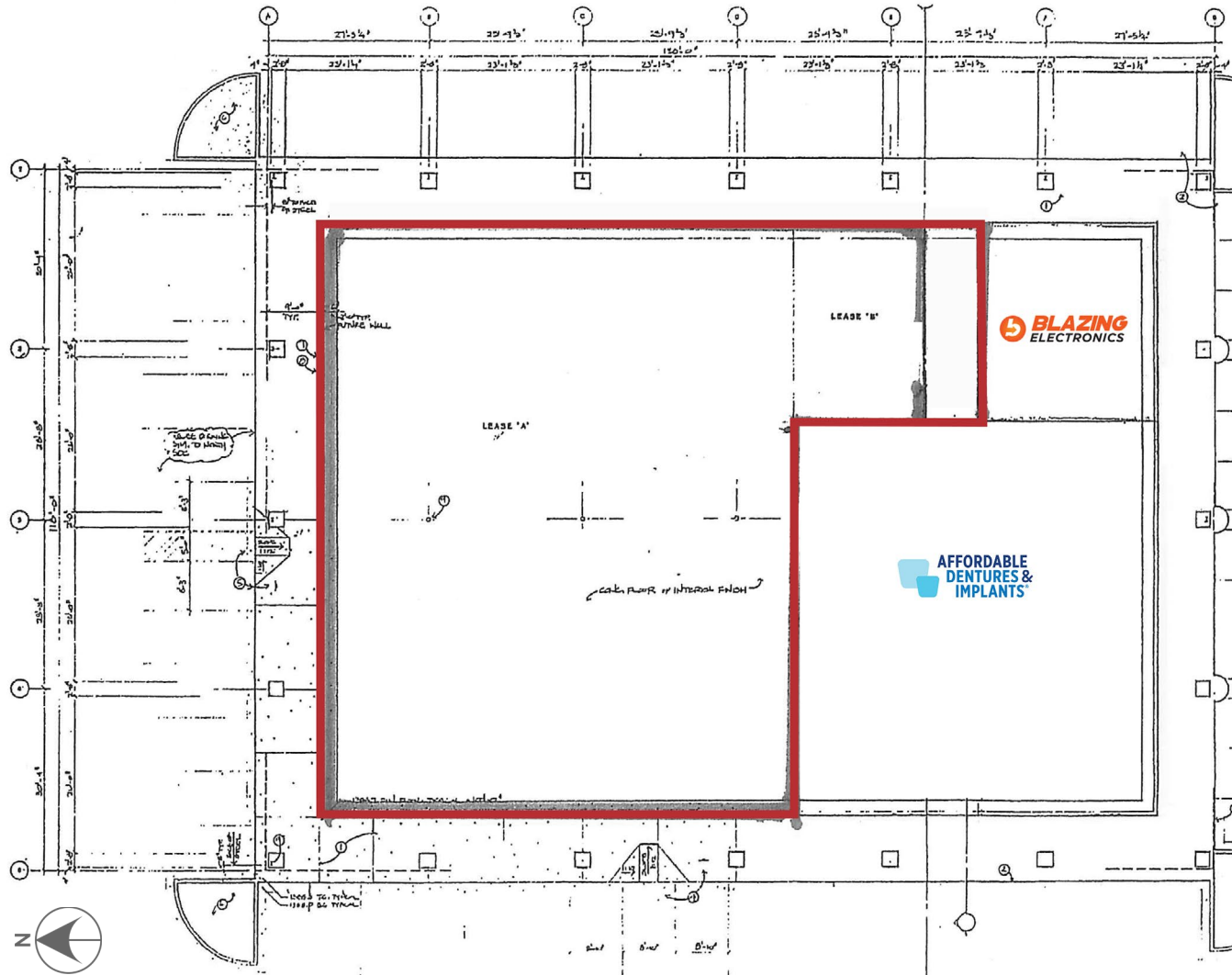
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## SITE PLAN



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## INTERIOR PHOTOS



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## OVERHEAD VIEW - FACING SOUTH



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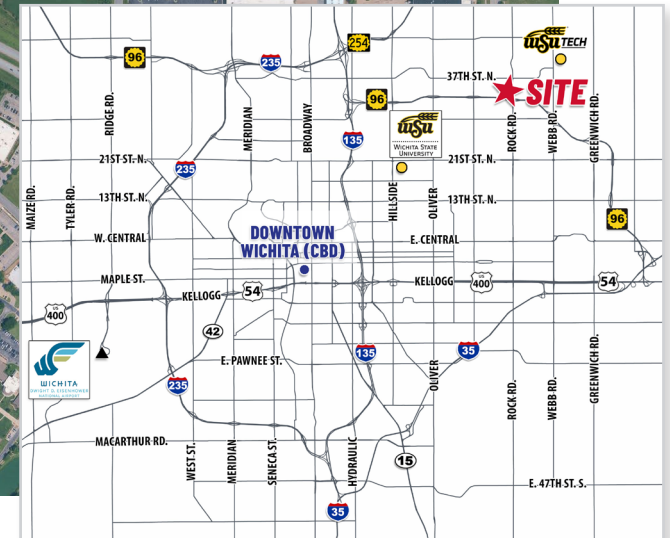
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