



**TIDEMANN**  
REAL ESTATE

# LANDMARK OFFICE PARK

3500 N. Rock Rd., Bldg. 500, Wichita, KS 67226



**FOR SALE**

**\$699,000.00**

10,160± SF  
(0.23 A)

**SITE SIZE**

LIMITED  
INDUSTRIAL

**ZONING**

4,761 SF

**BUILDING SIZE**

1990

**YEAR BUILT**

STUD

**CONSTRUCTION**

25± SPACES

**PARKING**

### PROPERTY HIGHLIGHTS

- Rare office purchase opportunity within Landmark Office Park.
- Scenic lake views.
- Ample door-side parking.
- Near K-96 access.

### 2024 Taxes

General: \$14,592.25  
Specials: \$31.25

### DEMOGRAPHICS



Population

**1 Mile**

7,424

**3 Miles**

43,835

**5 Miles**

101,820



Avg. HH Income

\$104,306

\$119,334

\$122,650



Median Age

33.9

37.9

36.3



Traffic Counts

Rock Rd. & K-96

73,664 VPD



**ReeceNichols**  
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

**BRADLEY TIDEMANN, SIOR**  
316-650-8853 | Bradley@TidemannRE.com



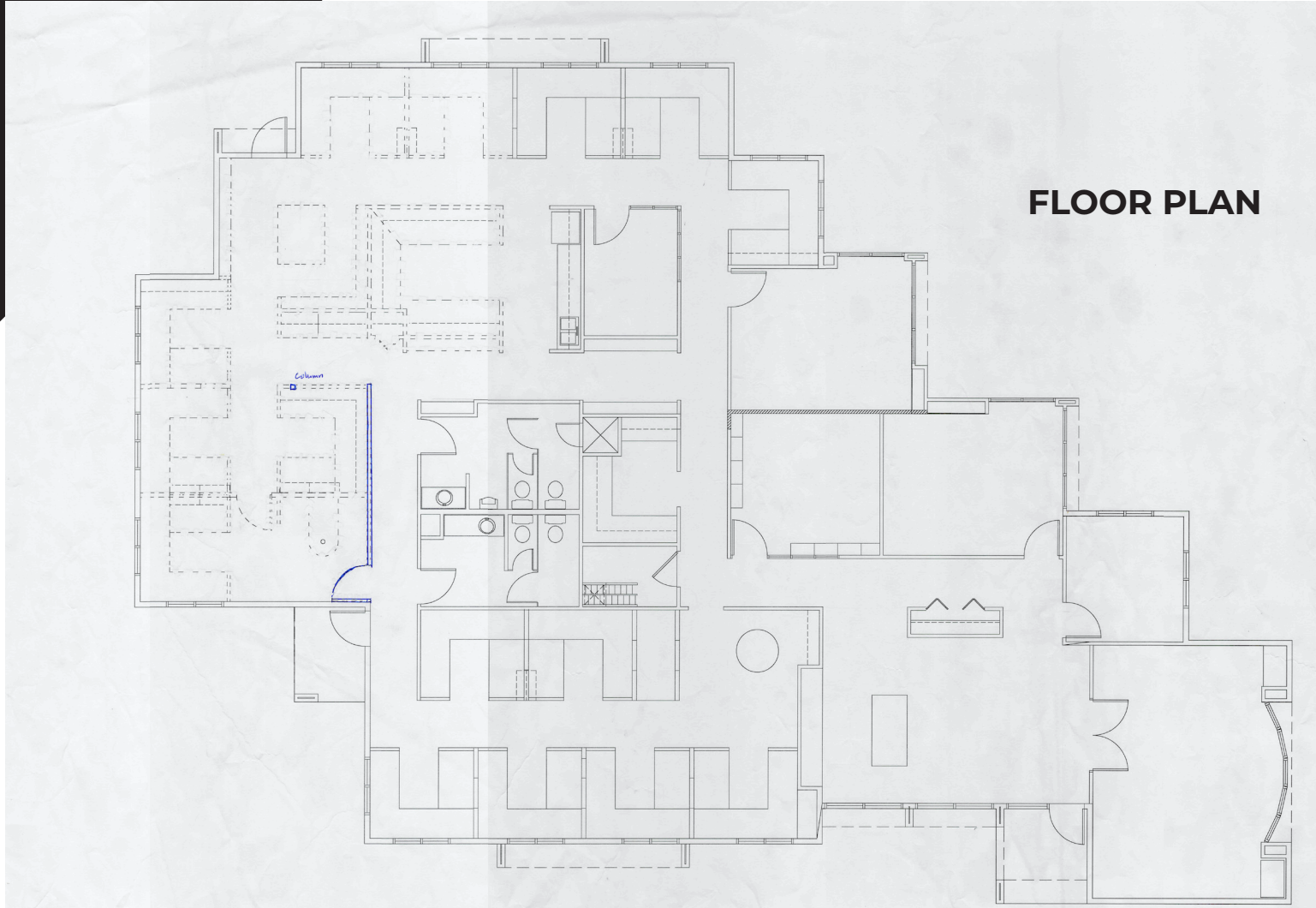
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\*BELIEVED TO BE ACCURATE, BUT MINOR CHANGES MAY HAVE BEEN MADE.



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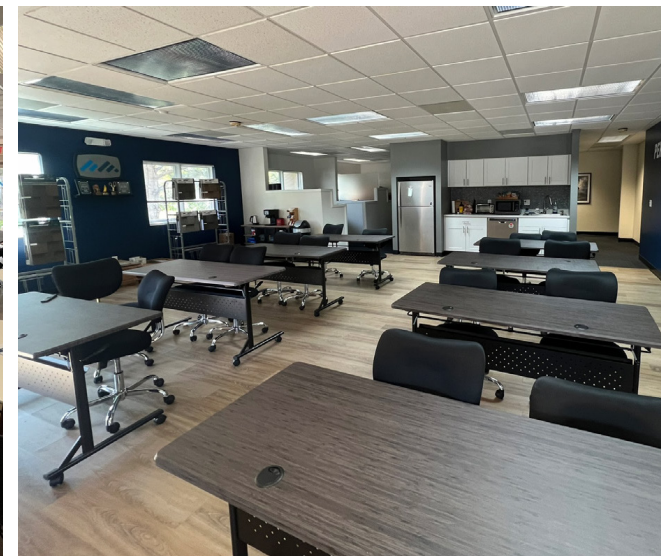
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INTERIOR PHOTOS



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