

BIG-BOX RETAIL SPACE

FOR LEASE

2057 N. Rock Road, Wichita, KS 67206



PROPERTY HIGHLIGHTS

- 47,078 SF of big box retail space available located across the street from Bradley Fair Shopping Center
- Year Built: 1992
- Ample Parking with over 200 spots available
- Fully-Sprinklered building
- Outstanding signage along Rock Road included
- Strong national tenants located inline
- Exposure to over 43,000 vehicles per day at 21st & Rock Road
- **Notable Area Users include: Dicks' Sporting Goods, Best Buy, Dillon's, Trader Joe's, Haverty's, and many more.**

OFFERING SUMMARY

Lease Rate:	\$13.00/SF (NNN)
Estimated NNN's:	\$3.65/SF
Building Size:	47,078 SF

Radius	Population	Avg. HH Income
1 Mile	7,889	\$96,360
3 Miles	57,552	\$85,217
5 Miles	159,256	\$65,891



316.841.0880 | joncypert@gmail.com

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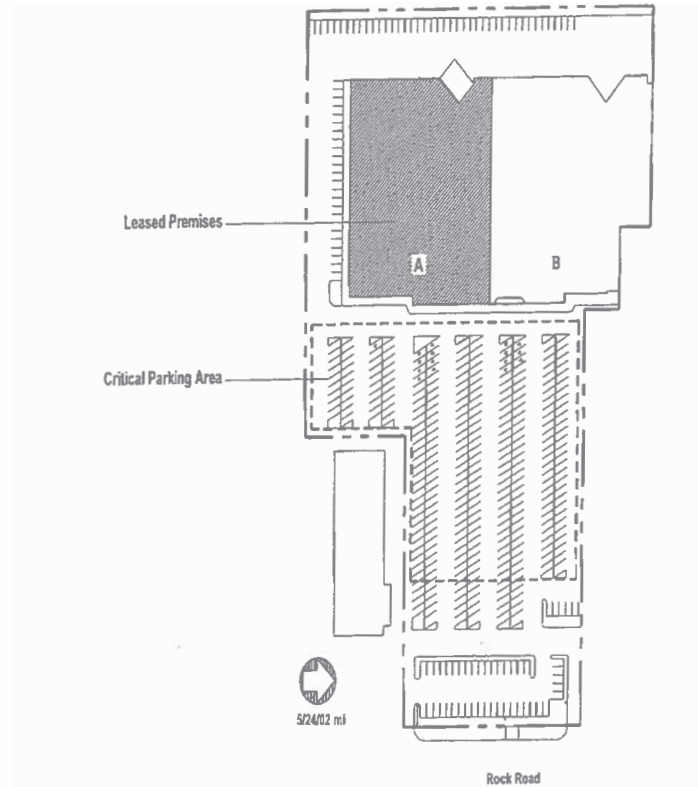
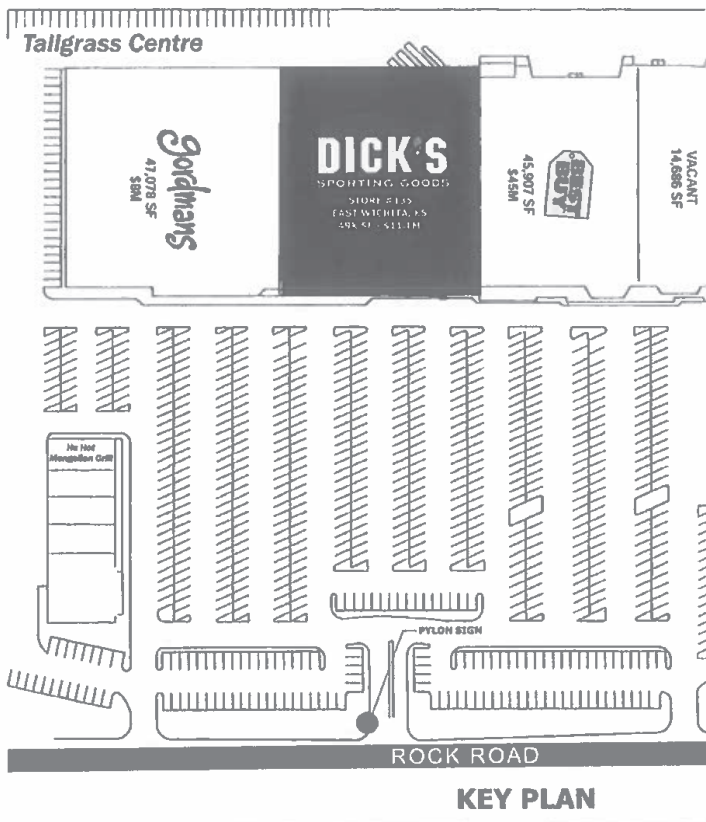


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PROPERTY HIGHLIGHTS

- 47,078 SF
- 16.2' to truss
- 18.2' to ceiling
- 28.5' between columns

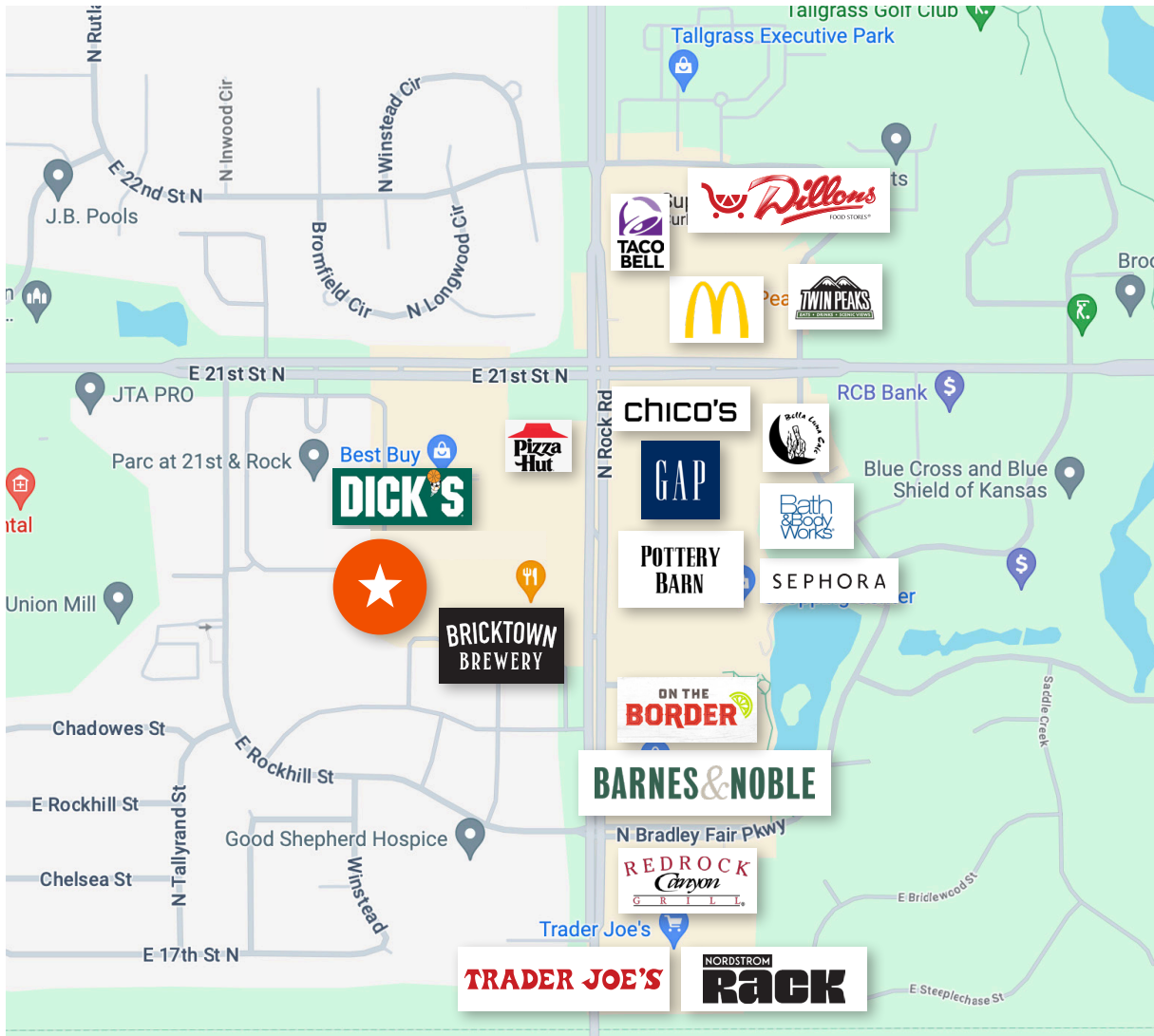


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