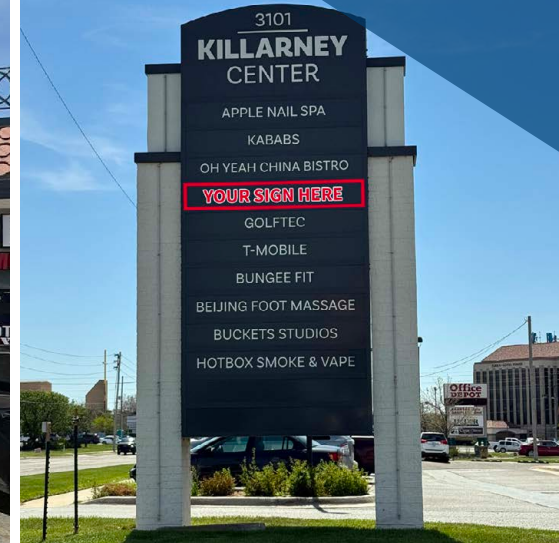




KILLARNEY CENTER – RETAIL

FOR LEASE 3101 N. ROCK ROAD, WICHITA, KS 67226

LEASE RATE
\$12.00 - \$14.00/SF

ESTIMATED NNN's	\$10.70/SF
BUILDING SIZE	22,800 SF
AVAILABLE SPACE	3,398 SF TOTAL
SUITE 120	1,842 SF
SUITE 125	1,556 SF
SITE SIZE	2.29± AC.
YEAR BUILT	1989 Renovated in 2023
PARKING	Approx. 83 Spaces
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

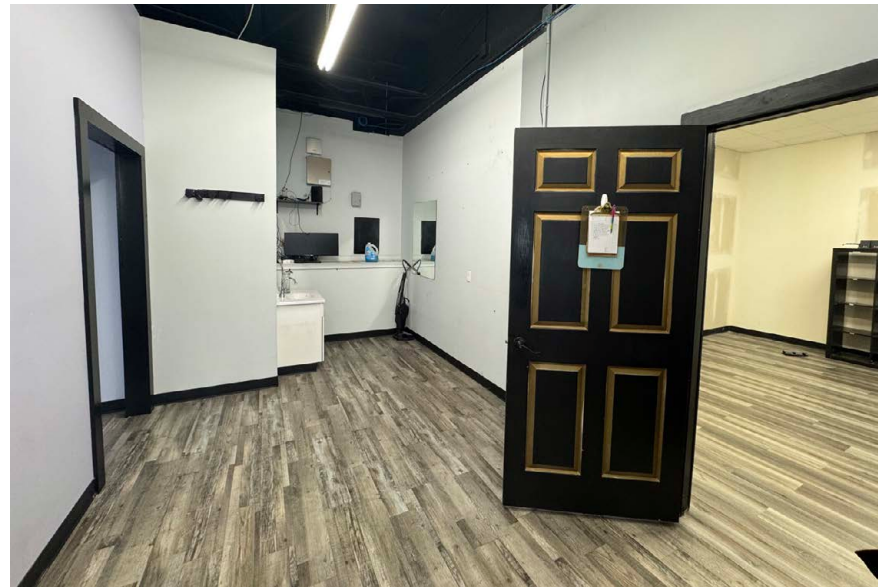
- Prime retail spaces available for lease near 29th Street and Rock Road.
- Former beauty salon.
- Suites can be leased together or separately.
- Monument and building signage opportunities.
- Great variety of co-tenants bringing consistent foot traffic to center.

AREA BUSINESSES



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,192	51,224	120,466
AVG. HH INCOME	\$116,067	\$119,675	\$113,475
MEDIAN AGE	36.8	37.3	35.5
TRAFFIC COUNTS			
HWY. K-96 & ROCK ROAD 29TH & ROCK ROAD			60,388 VPD 29,768 VPD

INTERIOR PHOTOS



FLOOR PLAN



This floor plan is provided for illustrative purposes only and was generated using automated mobile scanning technology. All measurements, dimensions, and square footages are approximate. This depiction does not constitute an architectural drawing or a legal survey. Interested parties should conduct their own independent field verification.

WEIGAND
COMMERCIAL

[illegible]The logo for Weigand Real Estate is an oval-shaped emblem. It features a red border. Inside, the text "EST. 1902" is at the top in white. The word "WEIGAND" is in the center in large, bold, dark blue letters. At the bottom, "REAL ESTATE" is written in white.

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