



TIDEMANN
REAL ESTATE

INVESTMENT- OFFICE/MEDICAL

1831 N. Rock Rd. Ct., Wichita, KS 67206



FOR SALE \$1,100,000

32,784 SF
(0.75 A)
SITE SIZE

**GENERAL
OFFICE
ZONING**

4,783 ± SF
BUILDING SIZE

4,783 ± SF
OCCUPIED SF

PROPERTY HIGHLIGHTS

- For Sale | Office Investment | Future owner-occupant opportunity!
- Master leaseback of the entire building - contact Broker for details.
- Free-standing office featuring two tenant suites.
- Excellent for a high-parking user (33 spaces plus street parking)!
- Spacious double garage ideal for executive parking and storage.
- Situated in a highly desirable area of Rock Road near Bradley Fair.
- New roof - February 2026.

YEAR BUILT
1993, 2000

PARKING
33 + Street Parking

CONSTRUCTION
EIFS

2025 TAXES
Generals: \$20,646.87
Specials: 60.00

DEMOGRAPHICS



Population

1 Mile

7,934

3 Miles

63,471

5 Miles

165,460



Avg. HH Income

\$140,904

\$121,920

\$103,319



Median Age

43.5

36.2

35.2



Traffic Counts

21st & Rock

32,386 VPD

13th & Rock

32,171 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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GENERAL OFFICE



DENTAL OFFICE



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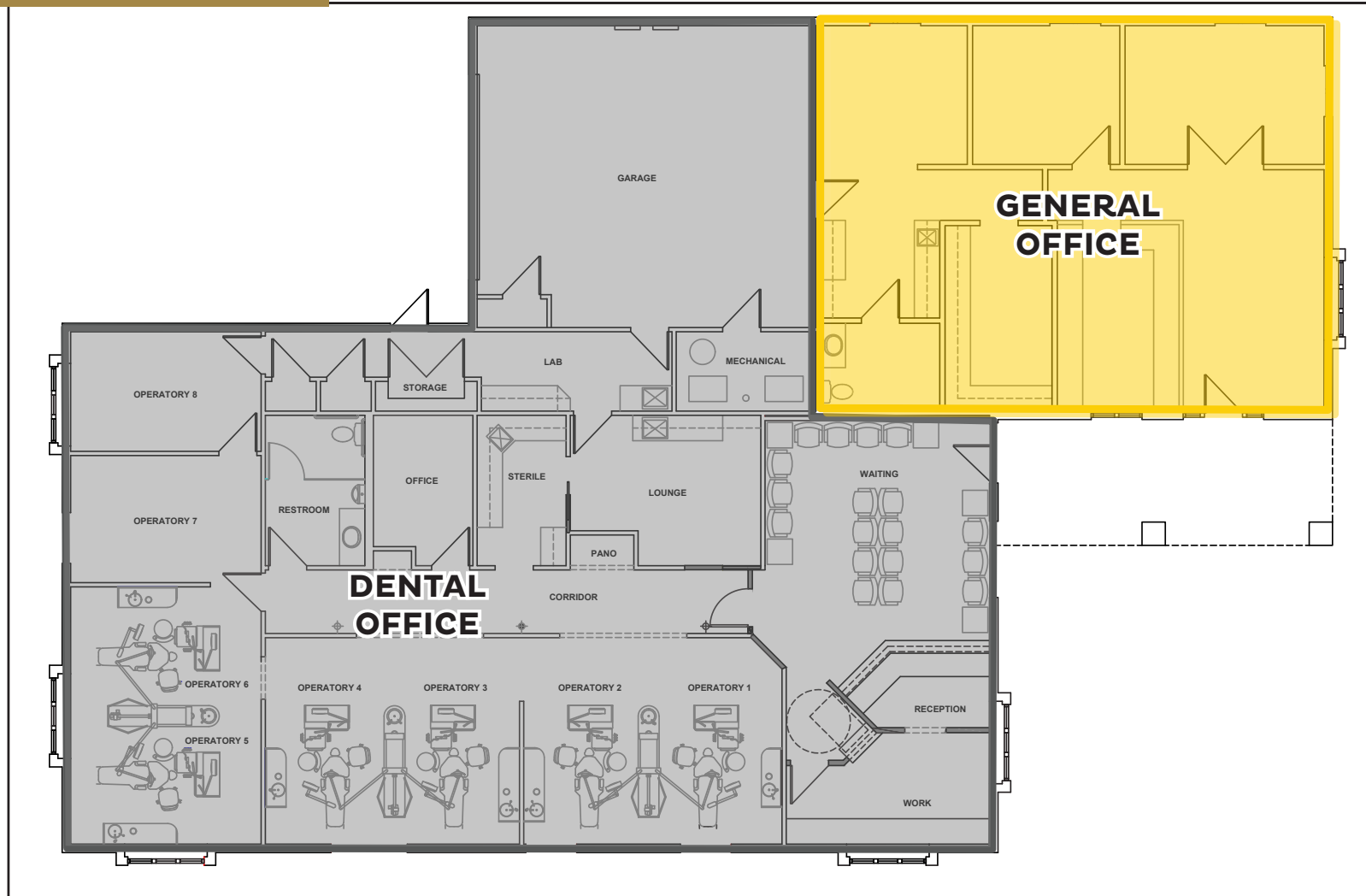


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FLOOR PLAN



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