

KILLARNEY CENTER - RETAIL

3101 N. ROCK ROAD, WICHITA, KS 67226

FOR LEASE

SUITE 120

SUITE 125



***Can be leased separately or together!**



LEASE RATE: \$15 - \$17/SF

EST. NNN's:	\$10.70/SF
SUITE 120:	1,842 SF
SUITE 125:	1,556 SF
GROSS BUILDING SF:	22,800 SF
SITE ACRES:	2.29
YEAR BUILT:	1989
YEAR RENOVATED:	2023
ZONING:	Limited Commercial
PARKING:	Approx. 83 Spaces

PROPERTY HIGHLIGHTS

- Prime retail spaces available for lease near 29th St North and Rock Road.
- Former beauty salon suite; can be demised.
- Street monument and building signage opportunities.
- Great variety of co-tenants bringing consistent foot traffic to center.
- Nearby retailers include:



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

K-96 & Rock Rd.	60,388 VPD
29th & Rock Rd.	29,768 VPD



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

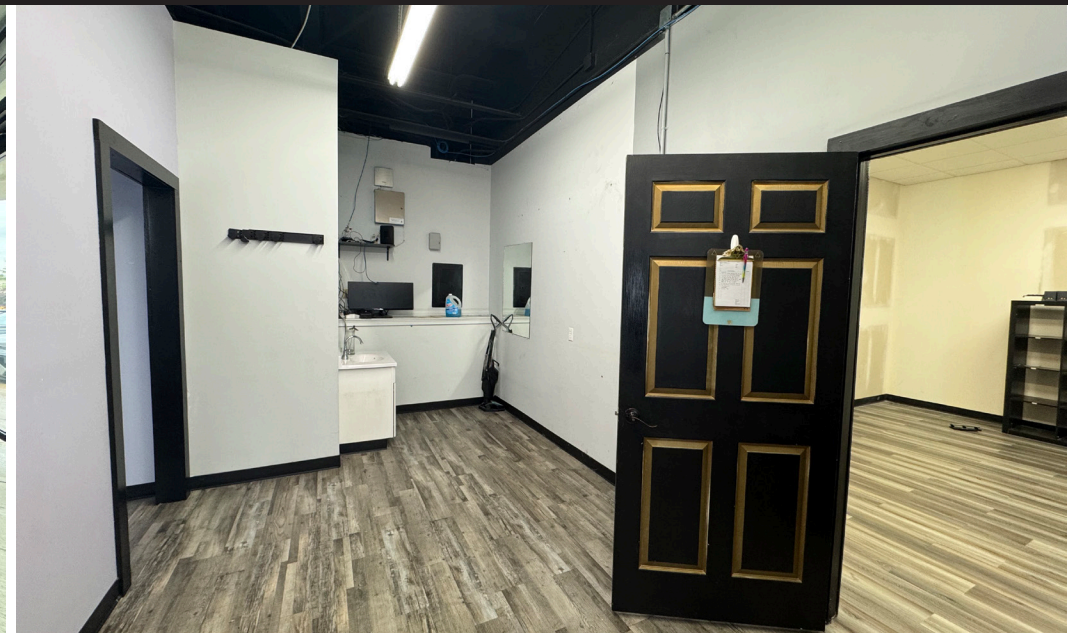
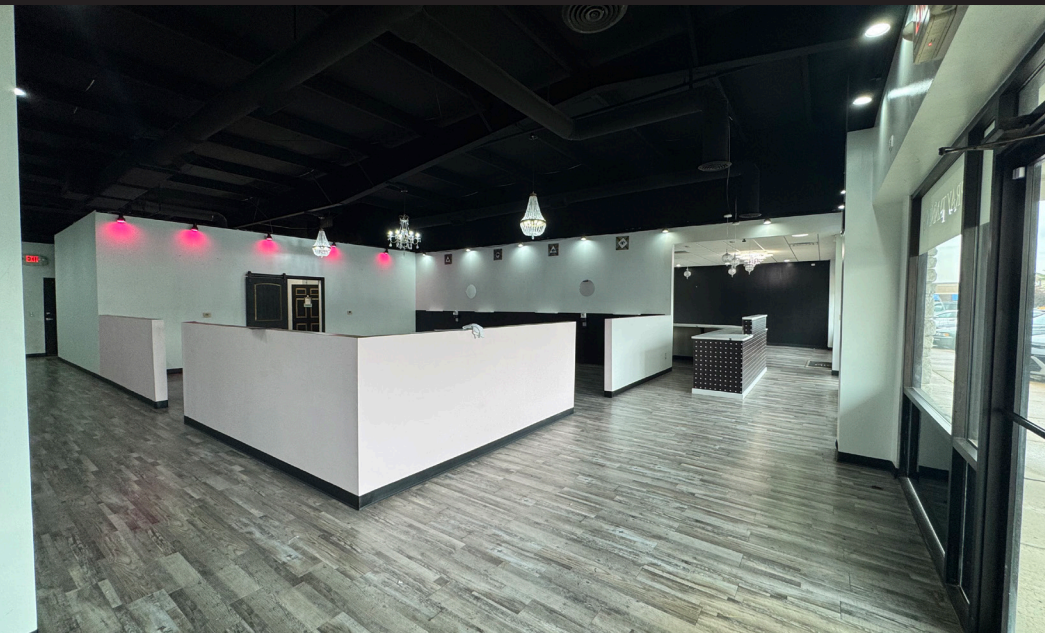
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FLOOR PLAN



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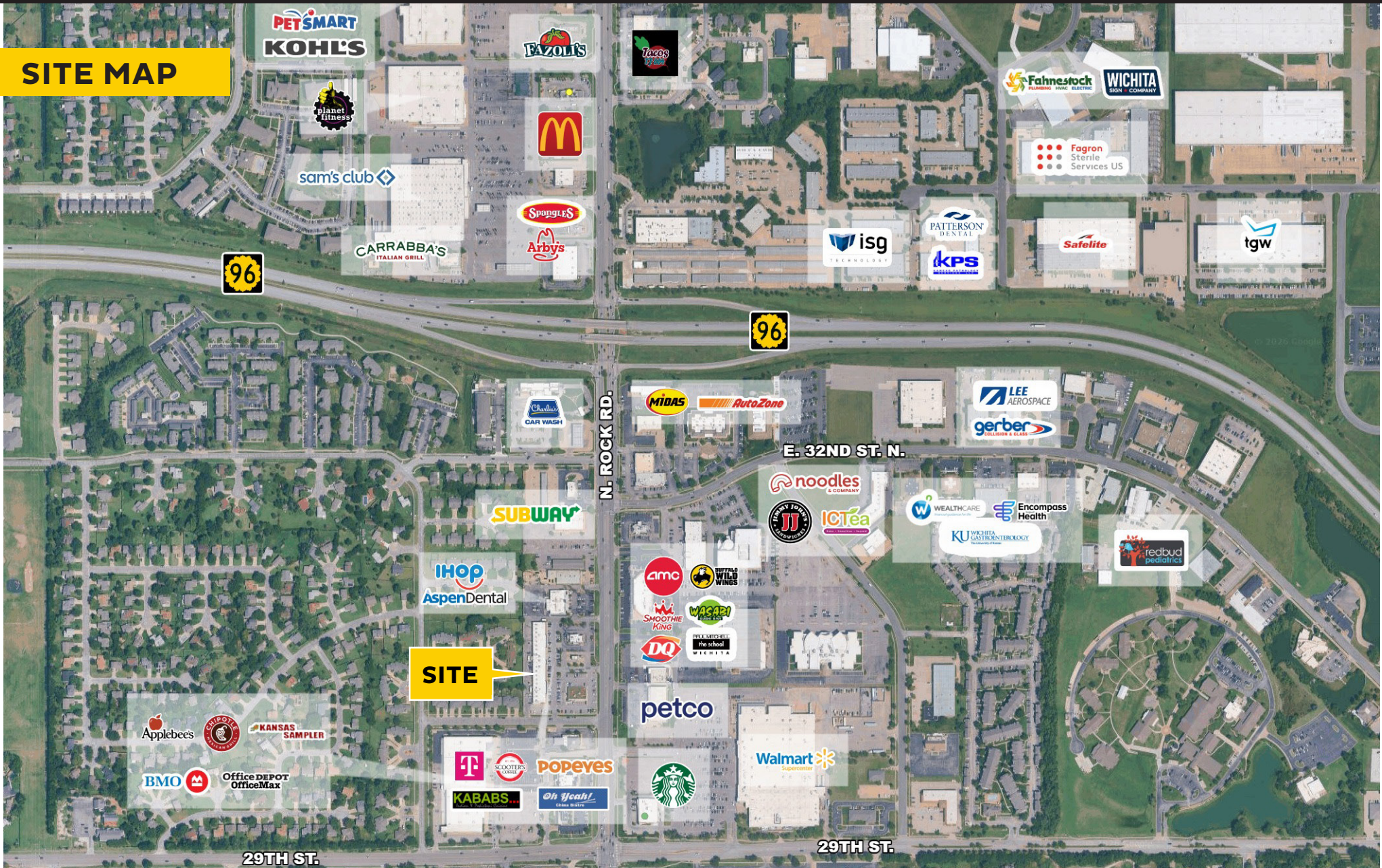


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SITE MAP



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