



**RUPP|STEVEN**  
ReeceNichols South Central Kansas

# INVESTMENT OPPORTUNITY

**Address: 3505 N Rock Rd, Wichita, KS 67226**

## NNN LEASE INVESTMENT 7 BREW DRIVE THROUGH COFFEE - HIGH TRAFFIC AREA



### PROPERTY DETAILS

**Sale Price:** \$1,750,000.00  
**Lot Size:** 1.30 ± Acres (56,559 ± SF)  
**Building Size:** 550 +/- SF  
**Year Built:** 2026  
**Cap Rate:** 5.8%  
**Current NOI:** \$102,000.00  
**Rent Commencement:** At Closing  
**Initial Lease Terms:** 15 Years

#### Highlights:

- Located in high traffic area on N Rock Rd
- 15 years remain on the Absolute NNN Lease
- 8% rent increases every 5 years
- New Construction
- Opened Spring of 2026
- Traffic Count: 25,000+ Vehicles Per Day on N Rock Rd



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of ReeceNichols Alliance

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