



RUPP|STEVEN
ReeceNichols South Central Kansas

INVESTMENT OPPORTUNITY

Address: 3505 N Rock Rd, Wichita, KS 67226

NNN LAND 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 Land 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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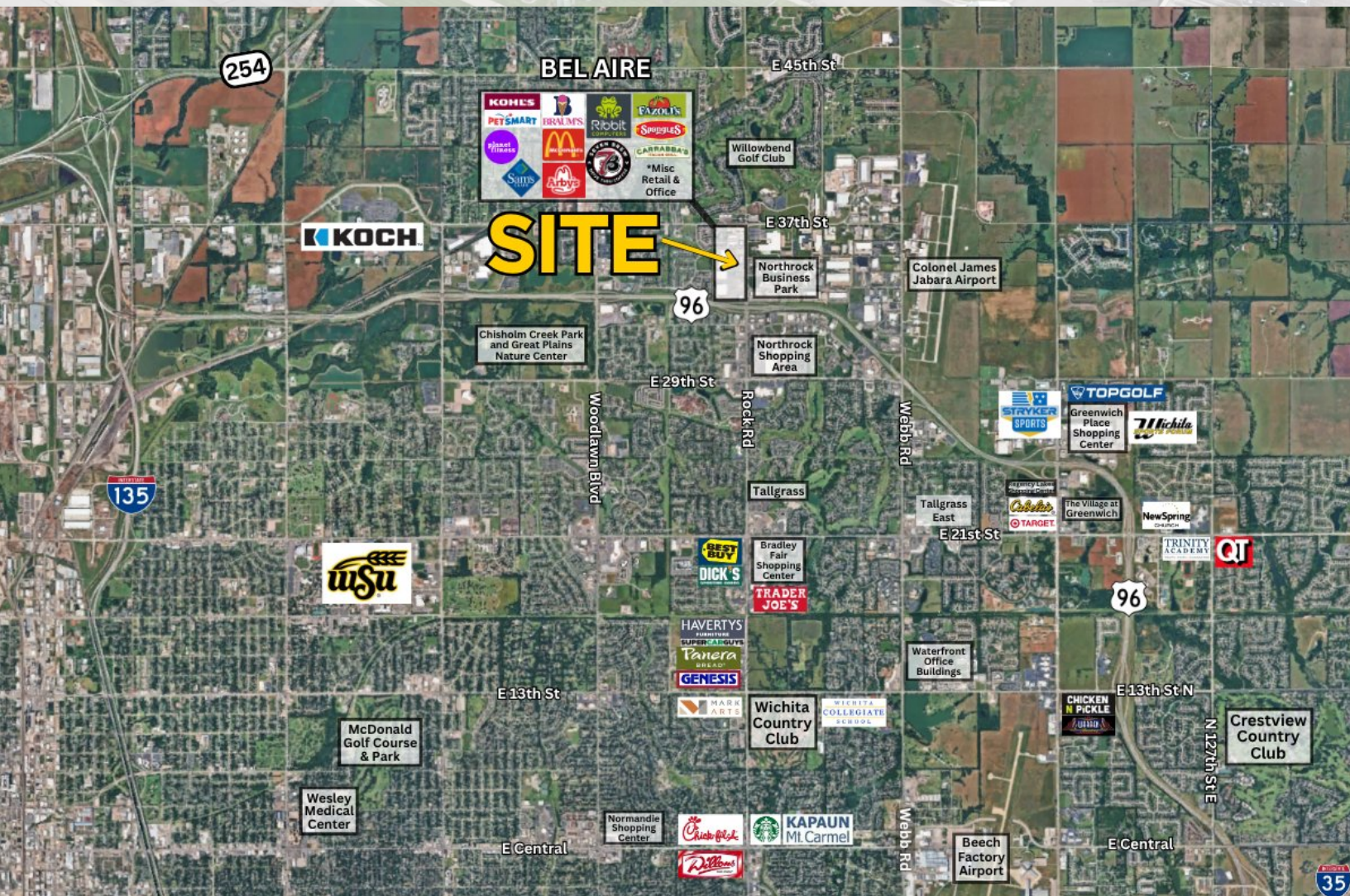


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