



FOR LEASE

ROYAL 1 SHOPPING CENTER

316 N. Rock Rd. | Wichita, KS

Well-Established, High-Traffic Location on Rock Road

5,122 SF AVAILABLE • 2 SPACES • NEGOTIABLE • \$6.65 NNN



Scan QR to view property on website

Occidental Management, Inc.

165 S. Rock Island, Ste. 300, Wichita, KS 67202

| occmgmt.com

| 316.262.3331



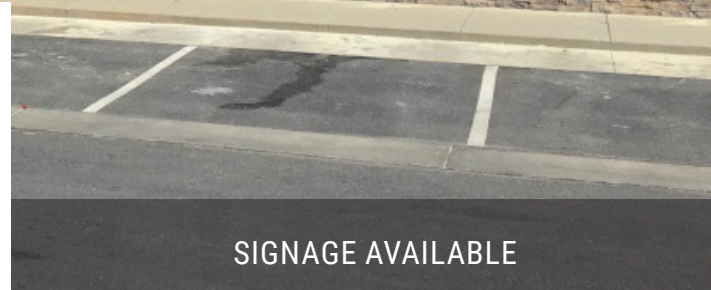
PROPERTY OVERVIEW

Office or Retail Capabilities

An Office or Retail Location Reserved for Innovative Business

The Royal 1 Shopping Center is located directly south of the high-traffic intersection of Central and Rock Rd. in East Wichita. The surrounding area boasts strong incomes, housing density, and traffic generating retail neighbors, making this a prime location for office or retail tenants.

Area neighbors include: Dillon's Super Store, Olive Garden, Chili's, Jimmy John's, Eric Fisher Salon, Freddy's Frozen Custard, Fuzzy's Taco, Auburn Wine & Spirits, and Starbucks.



AVAILABLE SPACE

Total Available | 5,122 SF

***Suite 314 | 3,000 SF**

***Suite 316 | 2,122 SF**

Lease Rate | Negotiable

Lease Type | NNN, \$6.65 SF

**Space can be combined*

PROPERTY DETAILS

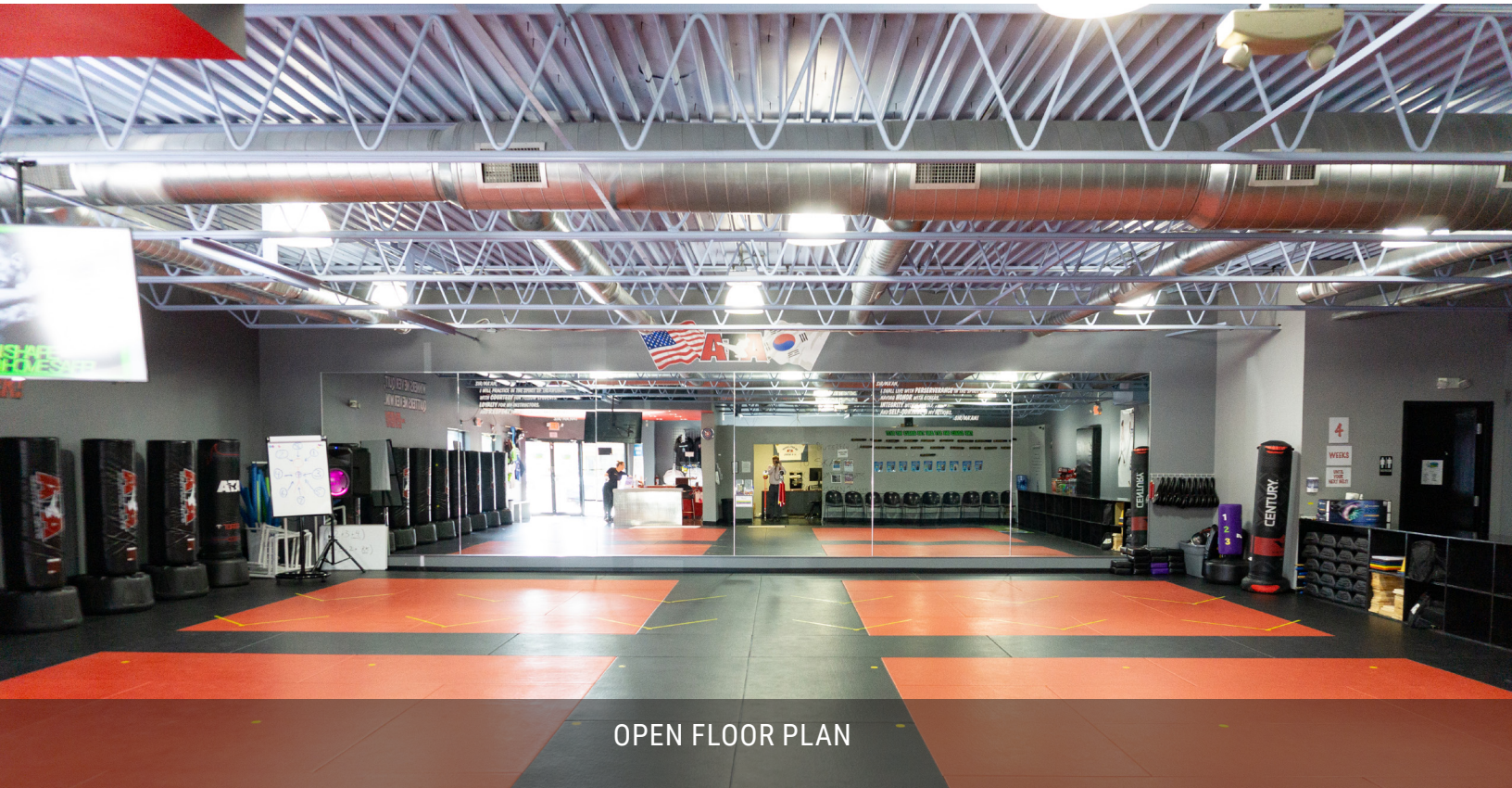


LOCATION DEMOGRAPHICS

 LOCAL POPULATION	
MILE 1	7,000
MILE 3	84,000
MILE 5	173,000

 HOUSEHOLD INCOME	
MILE 1	\$82,000
MILE 3	\$52,000
MILE 5	\$50,000

 MEDIAN AGE	
MILE 1	46
MILE 3	35
MILE 5	35



HIGH-END FINISHES

Ready To Move-In Fitness Or Retail Space

This space is built-out as a fitness studio, with flexibility to accommodate retail, fitness and other uses. With an open floor plan, any type of user would thrive in this move-in-ready space.





MOVE-IN-READY SPACE

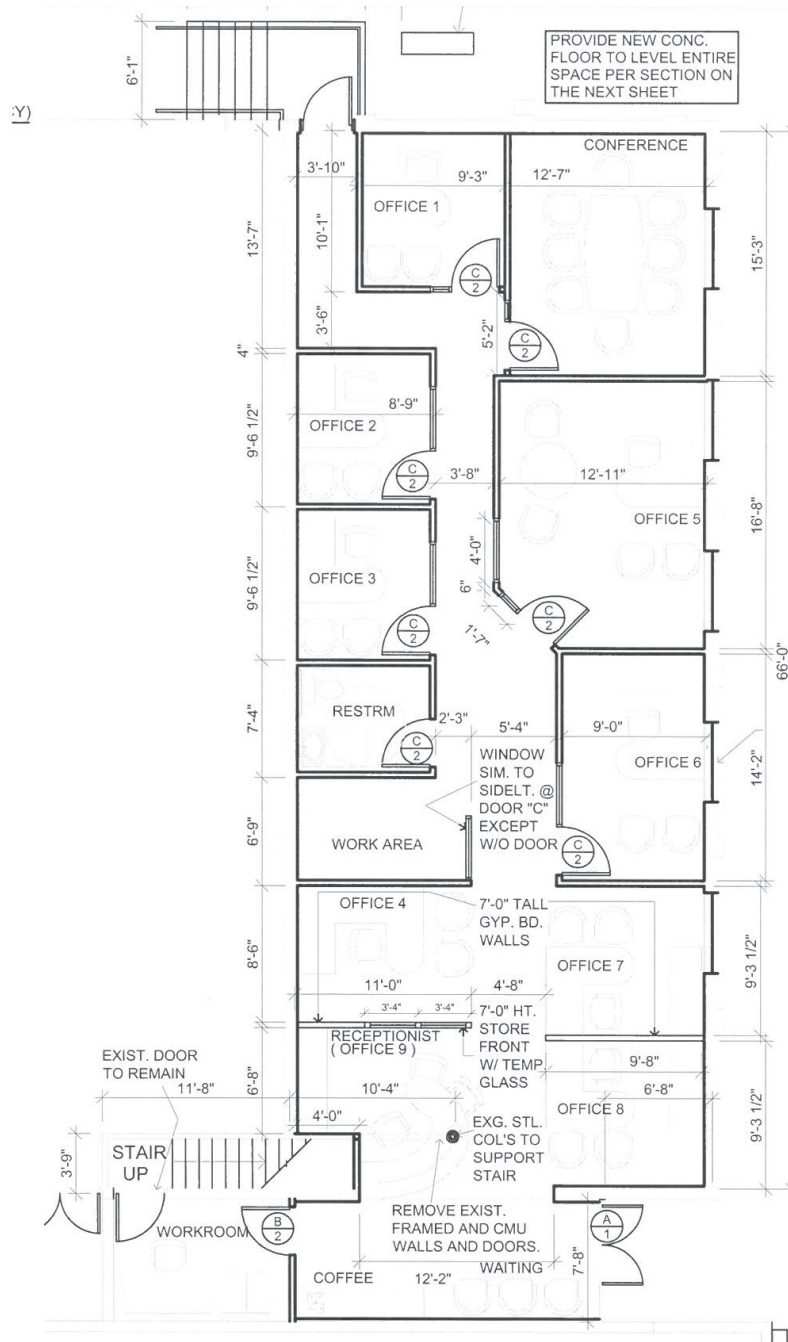


SIX BUILT-OUT OFFICES

ENDLESS OPTIONS

Multiple Configurations Available

Royal 1 is a flourishing office and retail center. This space was previously built-out as an insurance office, with a move-in-ready floor plan.



FLOOR DETAILS

2,122 SF Available

AVAILABLE
STE. 314

AVAILABLE
STE. 316





BUSINESSES NEARBY

Dillon's, Olive Garden, and Freddy's Steakhburgers, with various other retailers and services nearby.