

FOR SALE OR LEASE OFFICE / RETAIL INVESTMENT

214 S. Rock Road | Wichita, KS



Sale: \$700,000.00 | Lease: \$3,000.00/Mo., Modified Full Service

Land Area: 24,250 SF

Building Size: 8,251 SF

Available Space: Suite 101 - 2,743 SF

Zoning: Limited Commercial

Year Built: 1979

Construction: Stud

Parking: 30+/-

Traffic Counts: Approx. 87,023 VPD at Rock & Kellogg

2018 Taxes:

Generals: \$15,574.67

Specials: \$5.58

NOI: \$68,100.87

CAP Rate: 9.73%

Highlights:

- Investment/owner/user with income!
- Multi-tenant office/retail investment.
- Located on Rock Road near Douglas.
- 67% occupied-one vacancy available for lease.
- Close proximity to U.S. Hwy. 54/Kellogg and I-35.
- Rent Roll and expenses available with executed Confidentiality Agreement.



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 8,861 | 81,825 | 174,657 |
| Avg. HH Income | \$98,593 | \$74,762 | \$73,275 |
| Median Age | 37.2 | 34.8 | 34.1 |

For Information, Please Contact:

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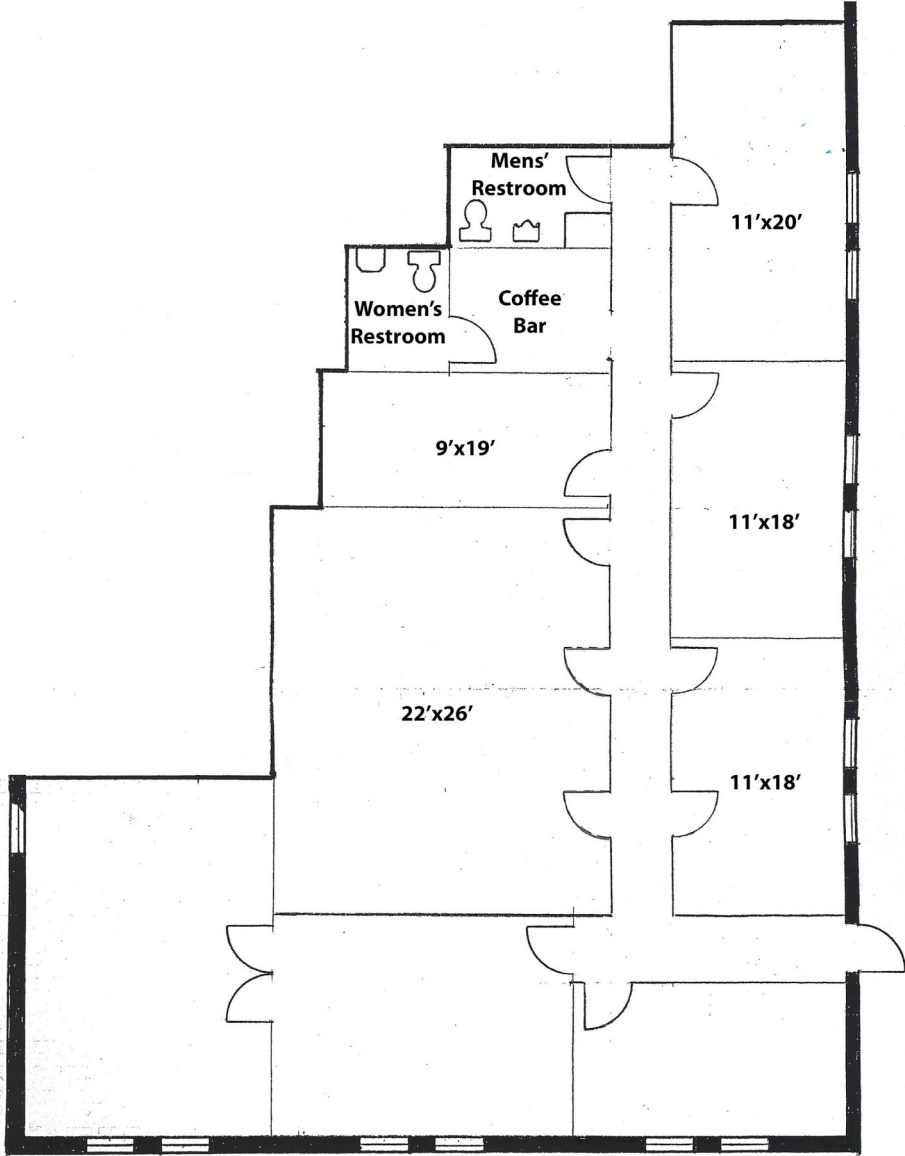
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FLOOR PLAN - SUITE 101

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All information furnished regarding property for sales, rent, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



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