For Sale or Lease

Office / Retail Building

2,000 - 14,992 SF



2040 S. Rock Road Office

Wichita, Kansas 67207

Property Highlights

- Ideal for Office or Retail Users
- Monument & Building Signage Available
- Flexible Suite Sizes
- Ample Door-side Parking Available
- Excellent visibility and optimum signage
- Flexible Lease Terms
- Site Area 2.45 Acres
- Lease Rate: $11.00 SF/yr NNN
- Sale Price $1,485,000.00

Location Description

Located at the intersection of E. Pawnee & S. Rock Road, approximately a quarter mile from McConnell AFB 2,960 Active Duty, 3,675 Family Members, 1,965 Reserve and Guard, 1,420 Civilian Employees. Other businesses within 1-mile include: McDonalds, QuikTrip, Braums, Fidelity Bank, Starbucks, Village Inn, & a multitude of large apartment complexes. 23,860 vehicles per day.

OFFERING SUMMARY	
Available SF	2,000 - 14,992 SF
Sale Price	$1,485,000
Lease Rate	Negotiable
Building Size	14,992 SF

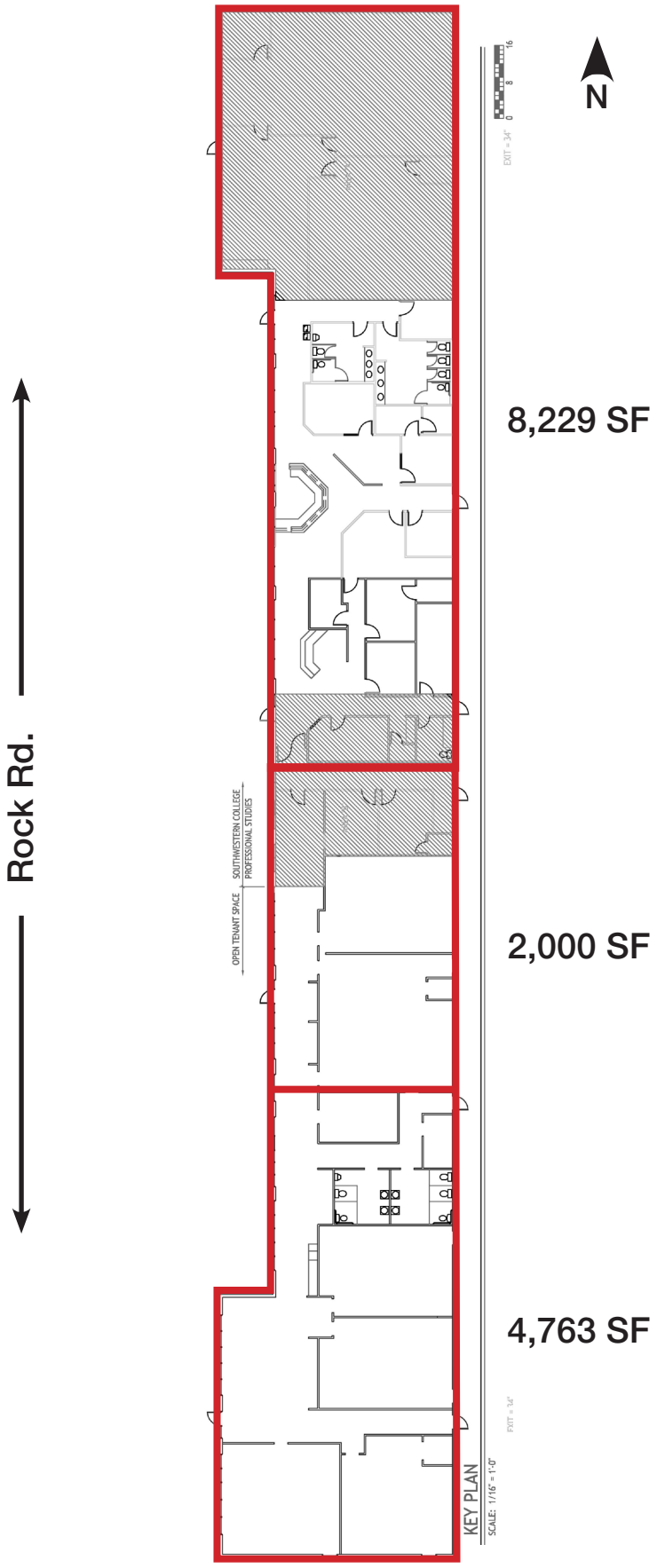
DEMOGRAPHICS		
Stats	**Population**	**Avg. HH Income**
1 Mile	11,378	$52,102
3 Miles	62,037	$58,077
5 Miles	141,609	$63,038

For more information

Patrick Ahern, SIOR, CCIM
O: 316 847 4914
pahern@naimartens.com

Grant Glasgow, SIOR
O: 316 847 4908
gglasgow@naimartens.com

Floor Plan



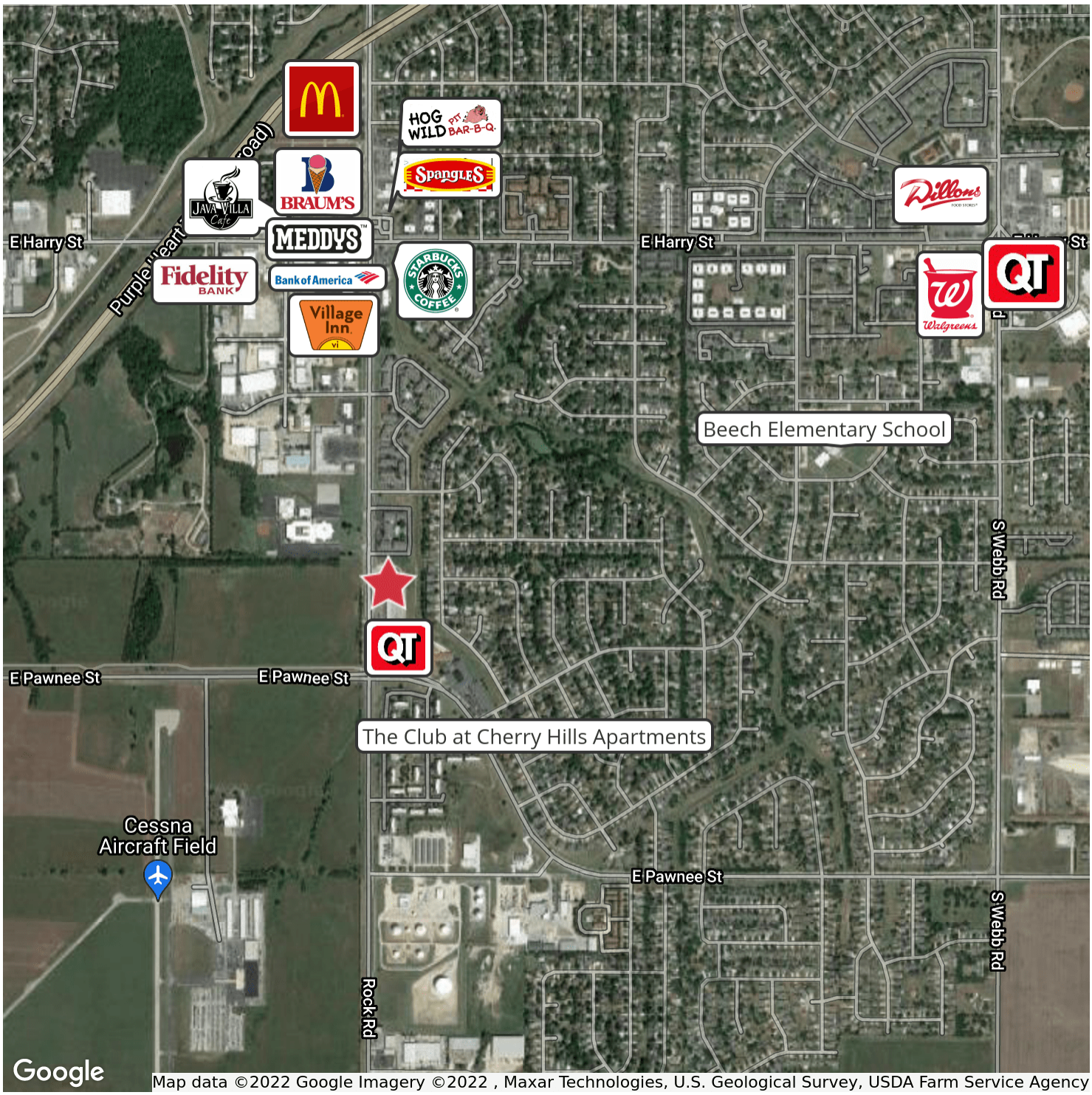
NAIMartens

1330 E. Douglas Ave.,
Wichita, KS 67214
316 262 0000 tel
naimartens.com

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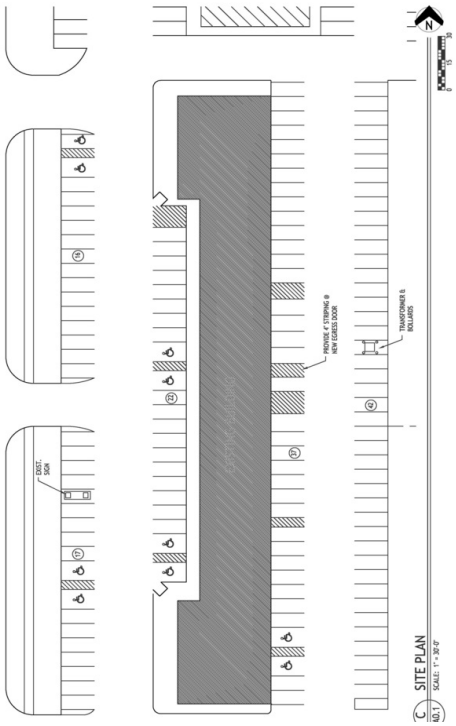
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