

For Lease

Fast Food Restaurant With Drive-Thru Harry & Rock Rd



Former Schlotzsky's

1140 S Rock Rd Wichita, Kansas 67207

Property Highlights

- 8' x 11' Walk-In Cooler, 8' x 5' Walk-In Freezer
- Excellent location off Harry & Rock Rd.
- · Seating Capacity: 82 with current configuration
- Restaurant improvements and some equipment in place
- · Pole sign placement on Rock Road
- · Year Built: 1993, remodeled 2021

Location Overview

- · High Traffic, highly visible, former Schlotzsky's
- · Located just north of East Harry on Rock Road
- Traffic Counts at intersection: 46,051 VPD
- Near McConnell AFB, multiple apartment, retail, and office properties
- Area Users: McDonald's, Starbucks, Spangles, Hog Wild Pit Bar-B-Q, Braum's, Arby's, Sonic, Village Inn
- Dense middle income demographic area (over 72,000 in 3 miles), excellent home ownership, strong daytime population

Offering Summary

| Lease Rate: | Contact Broker | | |
|-------------------------|----------------|------------------------|-------------|
| NNN Estimated: | | \$4.50 SF/yr | |
| Available SF: | | | 2,716 SF |
| Lot Size: | | 28,289 SF (0.65 Acres) | |
| 2021 Real Estate Taxes: | | | \$10,401.10 |
| Demographics | 1 Mile | 3 Miles | 5 Miles |
| Total Population | 14,634 | 72,089 | 160,893 |
| Average HH Income | \$60,603 | 84,402 | 84,544 |
| | | | |

For More Information

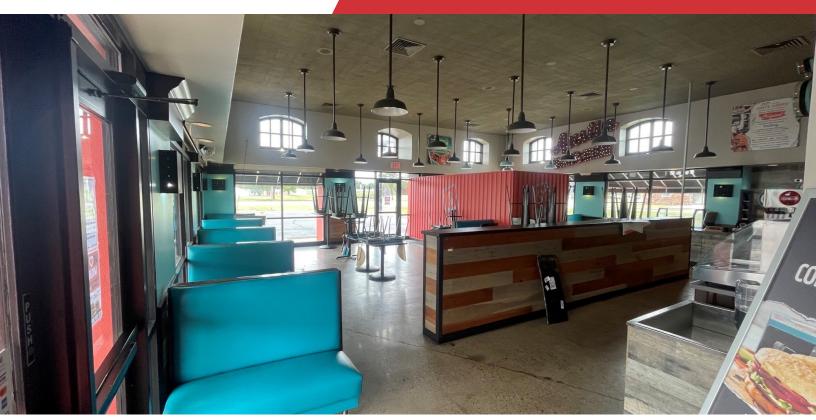
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