



Former Schlottsky'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 Schlottsky'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

Troy Farha

O: 316 847 4904

tfarha@naimartens.com



