

PRIME RETAIL SPACE FOR LEASE

2191 N. Rock, Wichita, KS



LOCATION: Located at the hard SWC of 21st & Rock, a prime retail location in East Wichita.

BUILDING SIZE: 3,121 sq. ft.

LOT SIZE: 20,156 sq. ft. (Approx. 100' x 200') with cross access & cross parking agreements

LEASE RATE: Call for details

TRAFFIC COUNT: 43,326 vehicles per day (2016)

FORMER USE: Mattress Firm

ZONING: Limited Commercial (LC)

TAXES: \$20,546.52 (2017)

AREA RETAIL: Gordman's, Dick's Sporting Goods, Chico's, Best Buy, Verizon, Dillons, GameStop, Redrock Canyon, Banana Republic, Victoria's Secret, Sephora, GAP, Hilton Garden Inn, Outback Steakhouse, Twin Peaks, On the Border, Anne Klein, Williams-Sonoma, Barnes & Noble, Pizza Hut, Eddie Bauer, Bath & Body Works, & many more



For More Information Please Contact: Christian Ablah 316-393-3456

8110 E 32nd St N Suite 150 Wichita, KS 67226 | 316-634-2600 | www.classicrealestate.net

Bradley Fair

BANANA REPUBLIC	Yakos	THE GOOD EGG	talbots	THE LBD. ETC.
VICTORIA'S SECRET	GYMBOREE	SEPHORA	Healing Rooms	
NEWPORT GRILL	J'S A BANK	JASON'S DELI	J.CREW MERCANTILE	
POTTERY BARN	Hallmark	Cocos Dolce	Trio's	

21st Street

Shops at Tallgrass

Logos for **Dell's**, **TWIN PEAKS**, **INTRUST**, **McDonald's**, and **TACO BELL**.

Rock Rd.

SITE



Tallgrass Centre

Logos for **chico's**, **Pizza Hut**, **verizon wireless**, **BEST BUY**, **GameStop**, **DICK'S SPORTING GOODS**, and **Gordmans**.

Pier 1 Imports

RED ROCK

BARNES & NOBLE

BRICKTOWN BREWERY

HUHOT

OUTBACK

GAP

chico's

Capitol Federal Savings

Urban Garden Inn