



LANDMARK
COMMERCIAL
REAL ESTATE

TALLGRASS SHOPPING CENTER RETAIL SPACE FOR LEASE

2250 N Rock Rd., Wichita, KS



- **Location:** NEC of 21st and Rock Road
- **Available Space:** Suite 128 - 1,570 sq. ft.
- **Lease Rate:** \$18.00 per sq. ft. NNN
- **NNN Estimate:** \$7.25 per sq. ft.
- **Zoning:** Limited Commercial
- **Traffic Count:** 43,326 vehicles per day
- **Center Building Size:** 88,928 sq. ft.
- **Lot Size:** 5.69 acres
- **Parking:** 310 spaces
- **Building Tenants:** Please see site plan on following page
- **Neighboring Retail:** McDonald's, Twin Peaks, Taco Bell, Vitamin Shoppe, Pizza Hut, Shops at Tallgrass, Tallgrass Centre, Bradley Fair and many more.

For More Information:

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• www.landmarkrealestate.net • 156 North Emporia Wichita, KS 67202 •

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

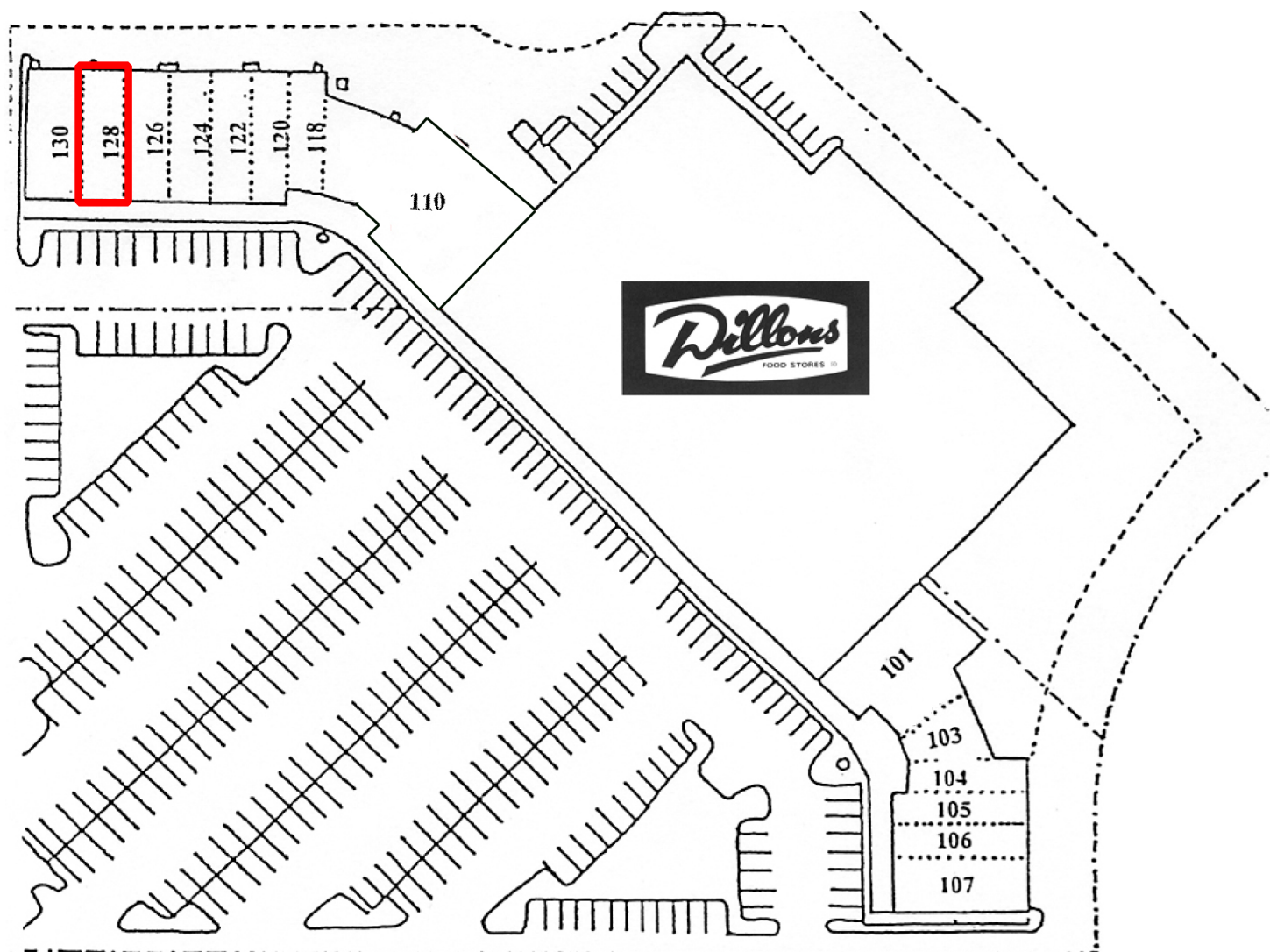


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Site Plan



SUITE	TENANT	SQ. FT.
130	Cartridge World	2,184 sq. ft.
128	AVAILABLE	1,570 sq. ft.
126	Japan Express	1,310 sq. ft.
124	Princess Nails	1,765 sq. ft.
122	Alterations by Sarah	1,115 sq. ft.
120	Sally Beauty Supply	1,443 sq. ft.
118	The UPS Store	1,268 sq. ft.
110	Pet Supplies Plus	6,267 sq. ft.

SUITE	TENANT	SQ. FT.
100	Dillons	60,723 sq. ft.
101	COX Communications	3,063 sq. ft.
103	Chinese Foot Massage	1,401 sq. ft.
104	Great Wall	1,200 sq. ft.
105	Great Clips	1,400 sq. ft.
106	Boba Zone	875 sq. ft.
107	In The Bag	1,925 sq. ft.



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Aerial

