



LANDMARK
COMMERCIAL
REAL ESTATE

SHOPS AT TALLGRASS

8336-8340 E 21st Wichita, KS



- **Location:** East of Rock Rd. on 21st St. N
- **Available Space:** Suite 600 - 3,400 sq. ft.
- **Lease Rate:** \$16.00 per sq. ft. NNN
- **2019 NNN Estimate:** \$7.10 per sq. ft.
- **Lot Size:** 4.88 acres
- **Total Building Size:** 46,547 sq. ft.
- **Years Built:** 1997, 1998 & 2004
- **Zoning:** Limited Commercial and Neighborhood Retail
- **Traffic Count:** 43,326 vehicles per day at 21st & Rock Rd.
- **Large retail boxes such as Dillon's, Gordman's, Best Buy, and Bradley Fair create retail synergy.**
- **Existing Tenants:** Emily's Salon, Backyard Nature Center, Mathnasium, Smallcakes, Title Boxing Club, Williamson Wellness Center, Brain Balance, Tips & Toes, Frou Frou, Nelson Designs, and more!



For More Information:

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PRIME RETAIL SPACE AVAILABLE FOR LEASE 21ST & ROCK RD.

