



## 3665 N Rock Rd

Wichita, Kansas 67226

### Property Highlights

- 26,270 building sf
- 3.11 acre lot
- Zoning: LC
- 120+ Parking Spaces
- 1 Overhead Door
- 1 Dock Height Door
- Estimated NNN \$3.82 PSF
- Area users include Walmart Supercenter, Sam's Club, Dollar Tree, IHOP, Kohls, McDonalds, PetSmart, Braum's, and Buffalo Wild Wings

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Building Size: | 26,270 SF  |
| Available SF:  | 26,270 SF  |
| Lot Size:      | 135,509 SF |

### For More Information

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For Lease  
26,270 SF | Negotiable  
Retail Space

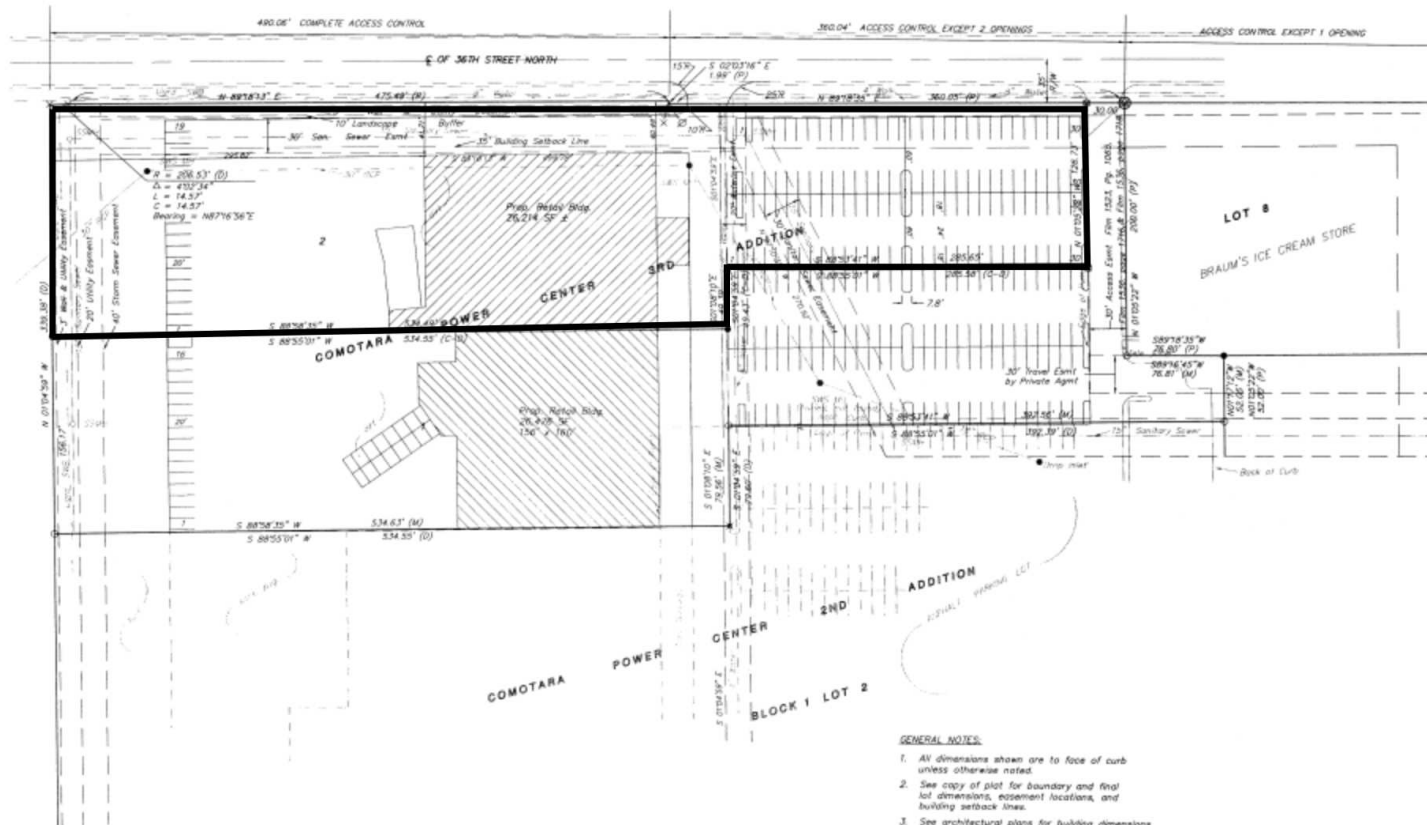




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**BENCHMARK:**  
City of Wichita Benchmark Data  
44' South and 48' West of centerline  
both Rock Road and 37th Street N  
Date = 12/31/21 M.D. (2024.11 City Datum)



**SITE DATA:**

**LEGAL DESCRIPTION:**  
Lot 2, Comotara Power Center Third Addition  
**ADDRESS:**  
3665 N. Rock Road, Wichita, Kansas 67226  
**ZONING:**  
Light Commercial (LC)

**AREA CALCULATIONS:**  
Impervious Area = 2.48 ac  
Total Area = 3.07 ac  
**PARKING REQUIRED:**  
105 stalls (including 5 HOP)  
**PARKING PROVIDED:**  
139 stalls (including 6 HOP)

**GENERAL NOTES:**

1. All dimensions shown are to face of curb unless otherwise noted.
2. See copy of plat for boundary and final lot dimensions, easement locations, and building setback lines.
3. See architectural plans for building dimensions.
4. Contractor to field verify layout and dimensions. Discrepancies shall be reported to architect and/or engineer.
5. Refer to architectural plans for signage details.

| PROJECT NUMBER |    |    |    |    | DATE     | BY       |
|----------------|----|----|----|----|----------|----------|
| 3665           | 17 | 10 | 10 | 10 | 10/10/21 | 10/10/21 |
| PROJECT OWNER  |    |    |    |    | DATE     | BY       |
| 3665           |    |    |    |    | 10/10/21 | 10/10/21 |
| PROJECT OWNER  |    |    |    |    | DATE     | BY       |
| 3665           |    |    |    |    | 10/10/21 | 10/10/21 |

CompUSA  
**SITE PLAN**  
Lot 2, Comotara Power Center 3rd Addition

C1



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| Population           | 1 Mile     | 3 Miles   | 5 Miles   |
|----------------------|------------|-----------|-----------|
| Total Population     | 8,581      | 42,868    | 108,819   |
| Average Age          | 38         | 40        | 39        |
| Average Age (Male)   | 36         | 39        | 38        |
| Average Age (Female) | 39         | 42        | 40        |
| Households & Income  | 1 Mile     | 3 Miles   | 5 Miles   |
| Total Households     | 3,830      | 18,249    | 43,716    |
| # of Persons per HH  | 2.2        | 2.3       | 2.5       |
| Average HH Income    | \$88,403   | \$95,746  | \$94,957  |
| Average House Value  | \$378,057  | \$334,138 | \$283,722 |
| Traffic Counts       |            |           |           |
| K-96                 | VPD 36,700 |           |           |
| Rock Rd.             | VPD 26,133 |           |           |

