

# WEIGAND ONLINE AUCTION

ONLINE ONLY | Bidding Ends Tues. February 21, 2023 @ 2 PM CT

2800 S. Rock Rd., Wichita, KS

Register & Bid online at [WeigandAuctions.com](https://WeigandAuctions.com)



## Class "A" Multi-Tenant Office Building

**SITE SIZE**  
172,933 SF (3.97 Acres)

**BUILDING SIZE**  
21,398 SF

**ZONING**  
LIMITED INDUSTRIAL

**2022 TAXES**  
GENERALS: \$32,660.63

**TRAFFIC COUNTS**  
ALONG ROCK RD. 17,200 VPD

### PROPERTY HIGHLIGHTS

- 100% vacant, class "A" office building in South Wichita.
- Built in 1999 with a interior remodel in 2010-2011.
- Flexible suite sizes.
- Ample door side parking.
- Monument & building signage.
- Conveniently located between Derby and South Wichita, with close proximity to McConnell Air Force Base.
- Ideal for Professionals or Medical office spaces.

SCAN FOR  
MORE INFO.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>MEDIAN AGE</b>	31	31.8	34.7
<b>POPULATION</b>	5,883	50,988	134,857
<b>AVG. HH. INCOME</b>	\$79,183	\$66,802	\$78,554



**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://WeigandAuctions.com)



**Kevin Howell, Auctioneer** | 316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

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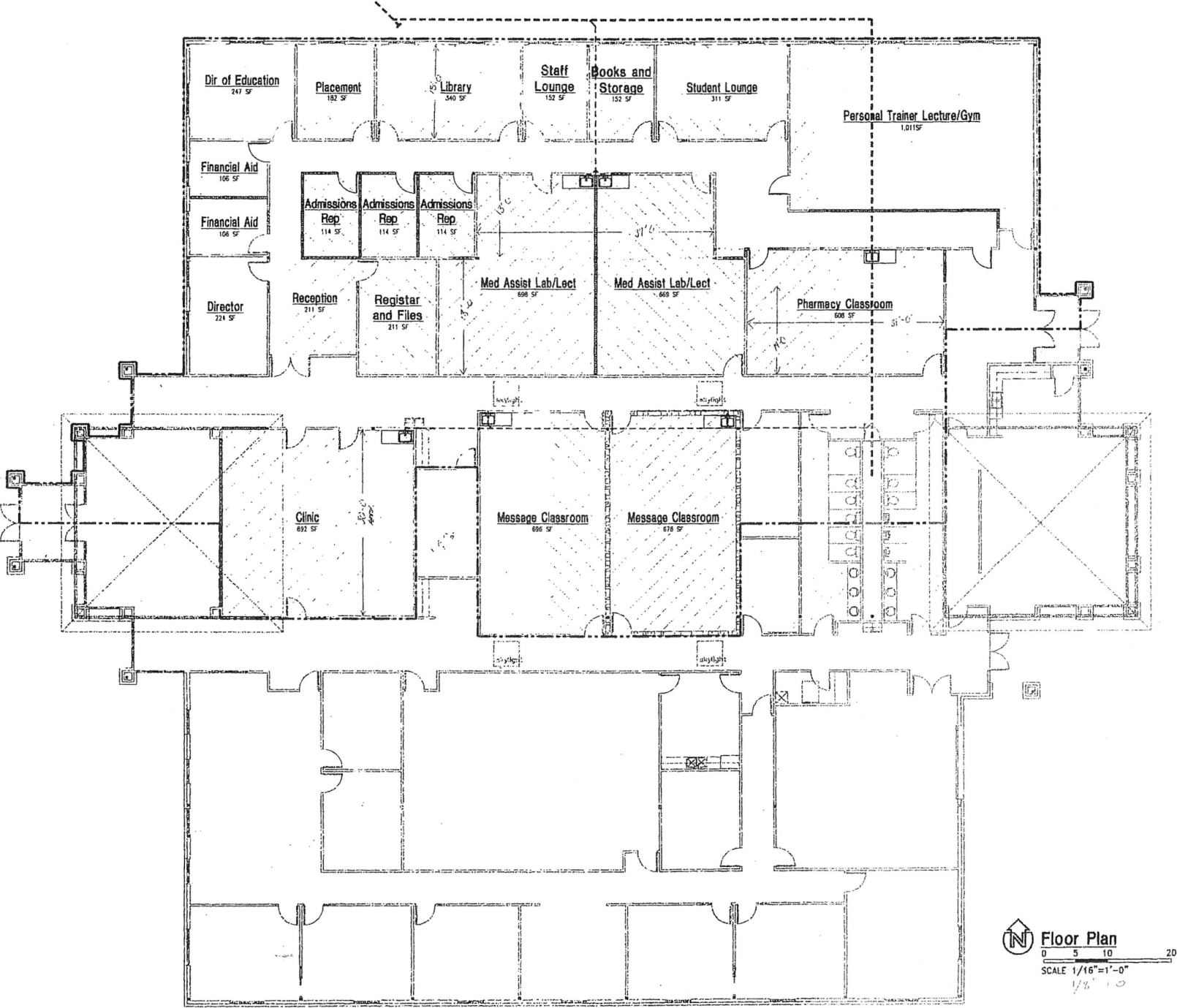


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