

# WEIGAND ONLINE ONLY AUCTION

2020 S. Rock Rd., Wichita, KS

BIDDING ENDS TUESDAY, MAY 9TH @ 2:00 PM CT

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



## INCOME PRODUCING RETAIL STRIP CENTER

**SITE SIZE**  
37,026 SF

**BUILDING SIZE**  
9,620 SF

**ZONING**  
LIMITED COMMERCIAL

**2022 TAXES**  
GENERALS: \$19,408.21

**TRAFFIC COUNTS**  
PAWNEE & ROCK: 39,907 VPD

### PROPERTY HIGHLIGHTS

- Excellent visibility from Rock Road, making it a prime investment opportunity.
- Conveniently located between Derby and South Wichita, with close proximity to McConnell Air Force Base.
- Building is at 100% occupancy with established tenants, demonstrating its desirability and financial potential.
- The site offers ample door side parking for added convenience.



SCAN FOR  
MORE INFO.



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>MEDIAN AGE</b>	32	33.7	34.8
<b>POPULATION</b>	11,060	62,145	147,513
<b>AVG. HH. INCOME</b>	\$69,832	\$78,516	\$79,446



AUCTION



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



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

AUCTION PROCEDURE: Auction is subject to Seller's Confirmation. Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit [WeigandAuctions.com](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.



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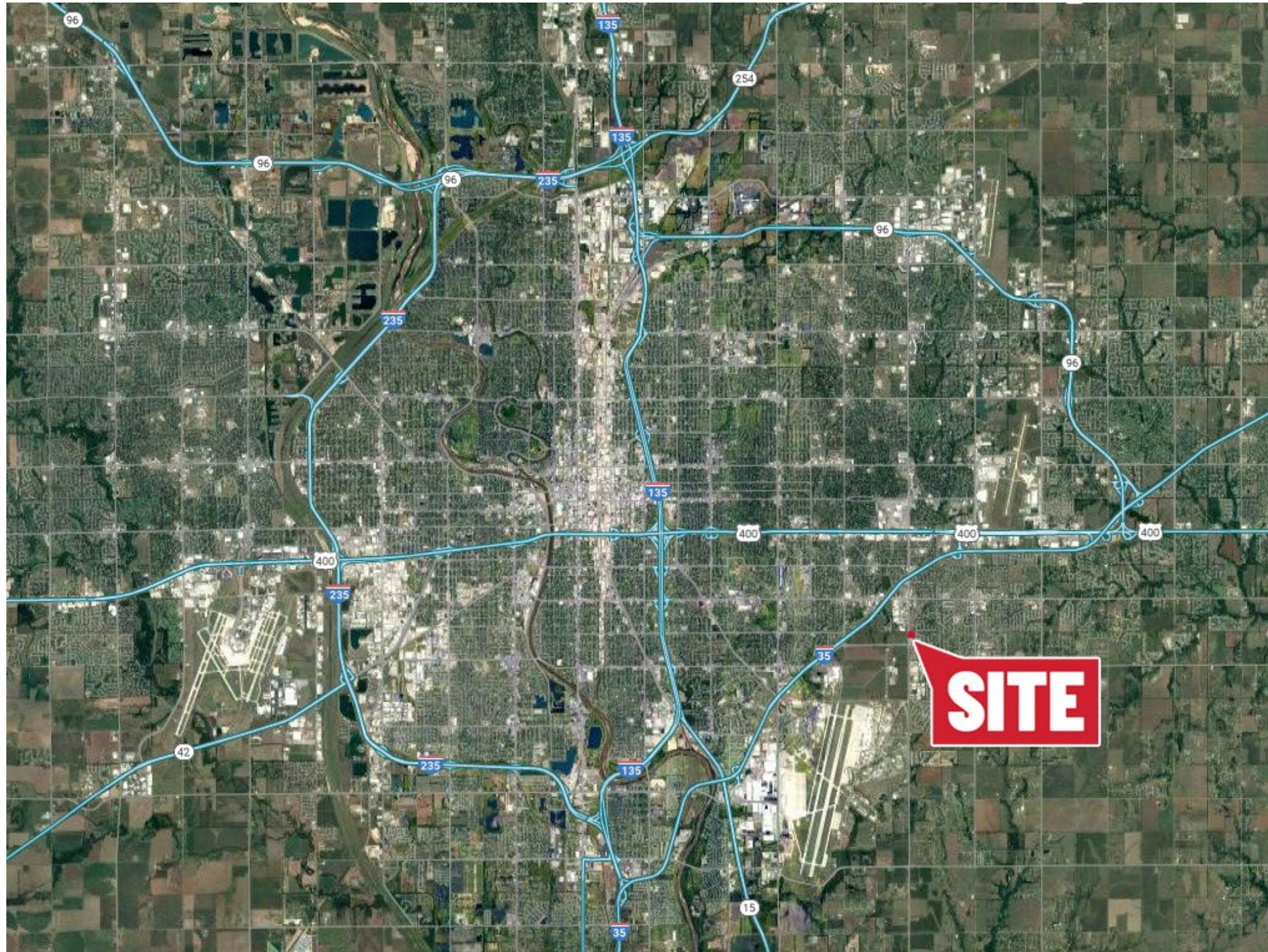


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