

# FOR LEASE

## Royal Shopping Center



The Royal Shopping Center is located on Rock Road just south of Central, with the benefits of impressive demographics and top retailers. This is a prime location for any office or retail business. The area around Royal Shopping Center ranks first in retail trade potential city wide.

- Location:** 314-338 N. Rock Rd., Wichita, KS
- Space Available:** Fully Leased
- Lease Rate:** \$14.00 per sq. ft. NNN
- Demographics:** Estimated Average Household Income  
1 Mile = \$110,034 3 Miles = \$63,073 5 Miles = \$59,114
- Signage:** Pylon Signage is available
- Major Tenants:** Bicycle Pedaler, State Farm Insurance, At the Beach, and Ladies Fitness
- Area Neighbors:** Dillon's Super Store, Olive Garden, Chili's, Krispy Kreme, Jimmy John's, Eric Fisher Salon, Freddy's Frozen Custard, and Starbucks

For More Information Contact:

Michael Monteferrante

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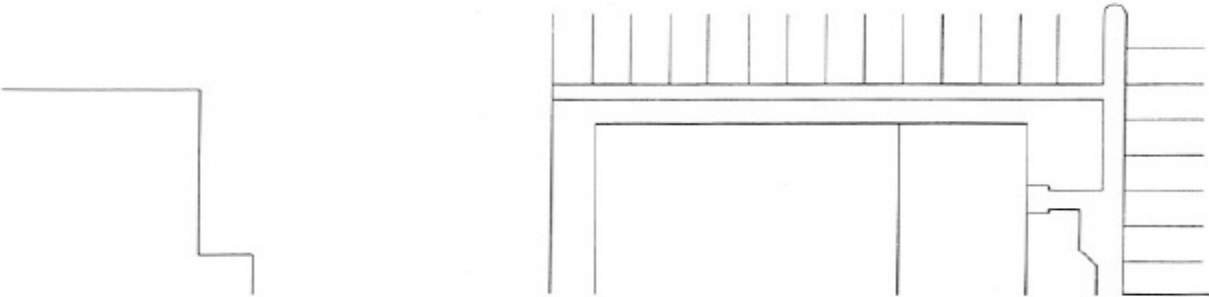
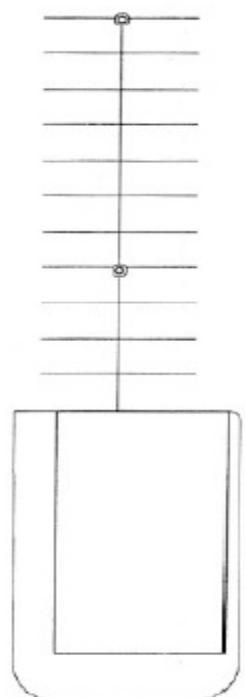
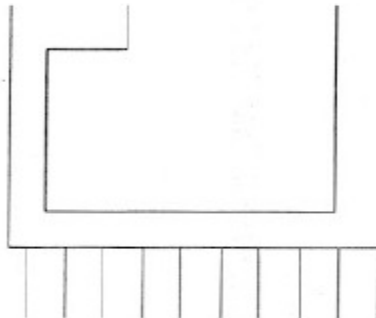
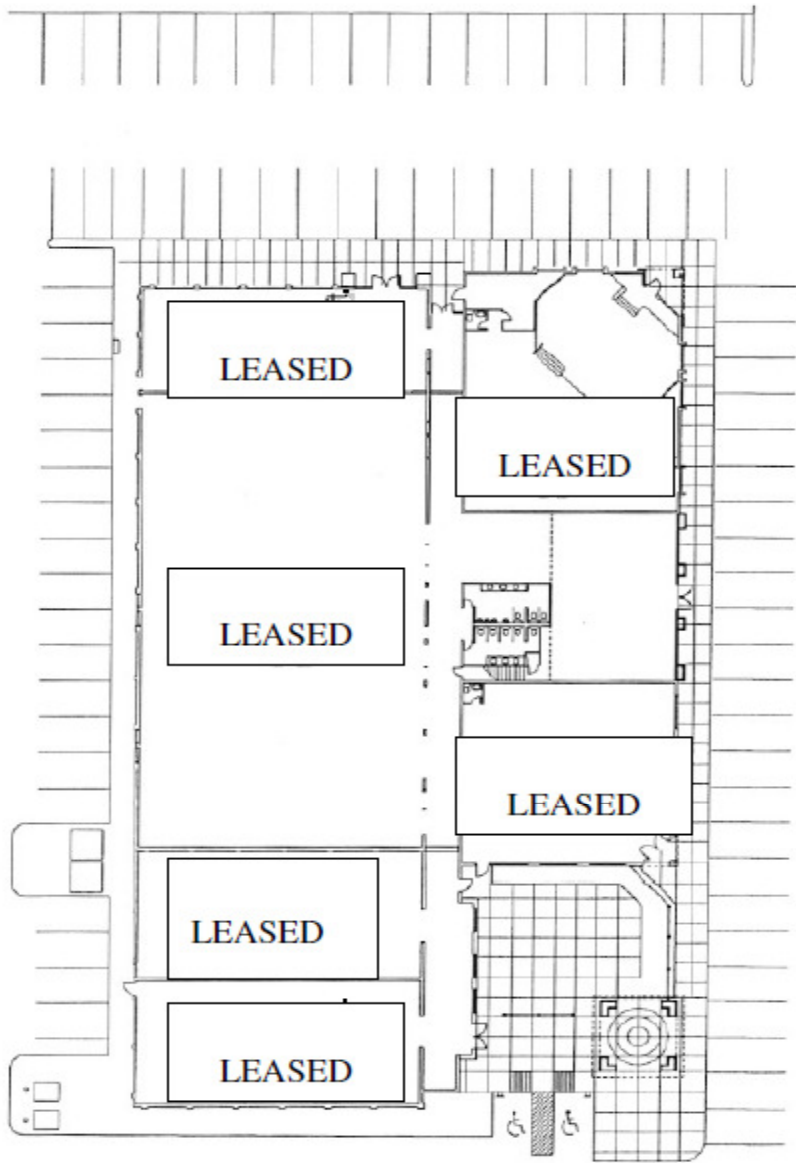
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**Pylon Sign**

**FLOOR PLAN**

**Occidental** DEVELOPMENT  
**MANAGEMENT**  
*Where Ideas Take Flight*  
 REAL ESTATE DEVELOPMENT

# ROYAL I



Traffic counts for Central and Rock Road as provided by City of Wichita, 2007.

Central	West Bound: 17,575
	East Bound: 21,286
Rock Road	North Bound: 31,465
	South Bound: 29,128