

**FOR SALE OR LEASE**  
**Retail, Office or Service**  
**Rose Hill, Kansas**



**ADDRESS:**

1305-1313 Rose Hill Road  
(Southwest Corner of Rosewood  
& Rose Hill Rd.)

**BUILDING SIZE:**

6,100 sq. ft.

**LOT SIZE:**

290' x 170' = 49,300 sq. ft.

**AVAILABLE SPACE:**

<u>Suite</u>	<u>Sq. Ft.</u>	
1305	2,120	South end cap Previously optometrist
1313	2,400	North end cap Previously convenience store

**LEASE RATE:**

Base Rent: \$8.50 psf  
Taxes, Insurance & CAM: \$2.35 psf\*  
\*Represents estimate for 2009

**SALE PRICE:**

\$395,000.00

**TRAFFIC COUNT:**

9,013 North/South per day  
4,173 East/West per day

**COMMENTS:**

Remodel negotiable  
Rose Hill is one of the Wichita area's  
fastest growing communities

**DEMOGRAPHICS:**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population (2000)*	2,224	5,839	8,984
Average HH Income	\$73,107	\$71,171	\$71,233

\*The current population of Rose Hill is approximately 4,000

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