



355 N. Waco, Suite 200  
Wichita, KS 67202

office: (316) 263-2448  
fax: (316) 263-2845  
website: [www.utterproperties.com](http://www.utterproperties.com)

## 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

Suite	Sq. Ft.	Description
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~~ \$350,000 **Price Reduced!**

### 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

### CONTACT

COMMERCIAL  
Real Estate



REALTOR

**Tony Utter, CCIM, JD**

Office: (316) 263-2448  
Mobile: (316) 990-8710  
[tony@utterproperties.com](mailto:tony@utterproperties.com)

COMMERCIAL  
Real Estate



REALTOR

**Calvin Klaassen**

Office: (316) 263-2448  
Mobile: (316) 641-5174  
[calvin@utterproperties.com](mailto:calvin@utterproperties.com)