

# FOR LEASE

## The Royal Shopping Center



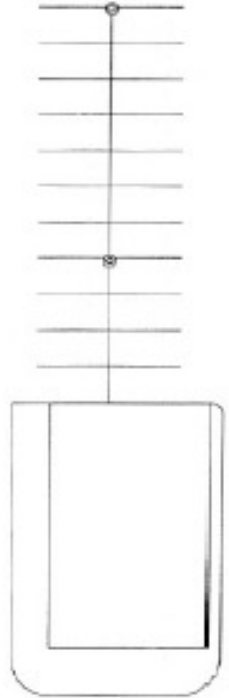
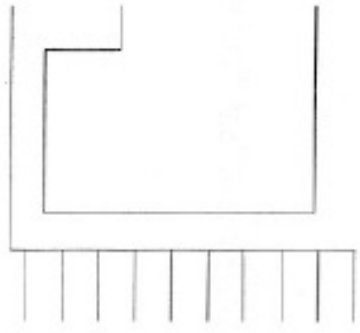
The Royal Shopping Center is located on Rock Road just south of Central, with the benefits of impressive demographics and top retailers. This is a prime location for any office or retail business. The area around Royal Shopping Center ranks first in retail trade potential city wide.

<b>Location:</b>	338 N. Rock Rd., Wichita, KS
<b>Space Available:</b>	Fully Occupied
<b>Lease Rate:</b>	\$14.50 per sq. ft. NNN
<b>Demographics:</b>	Estimated Average Household Income 1 Mile = \$102,208 3 Miles = \$62,697 5 Miles = \$59,699
<b>Signage:</b>	Pylon Signage is available
<b>Major Tenants:</b>	Bicycle Pedaler, State Farm Insurance, At the Beach, and Ladies Fitness
<b>Area Neighbors:</b>	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:

**Gary Oborny**  
T: (316) 262-3331  
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C: (316) 992-6720  
gary@occmgmt.com  
www.occmgmt.com

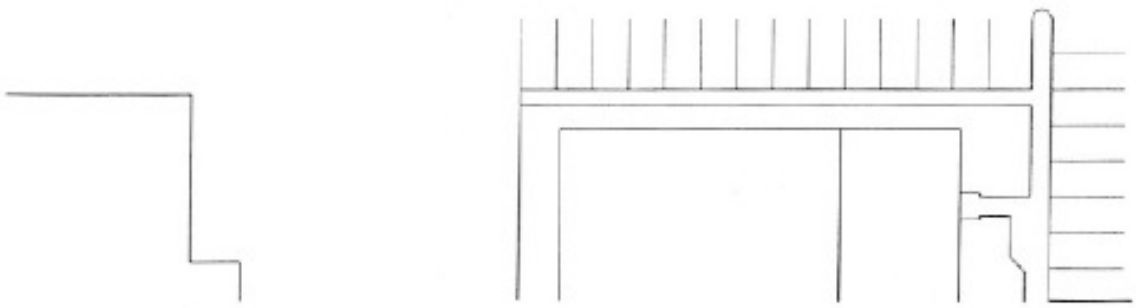




**Pylon Sign**

**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.

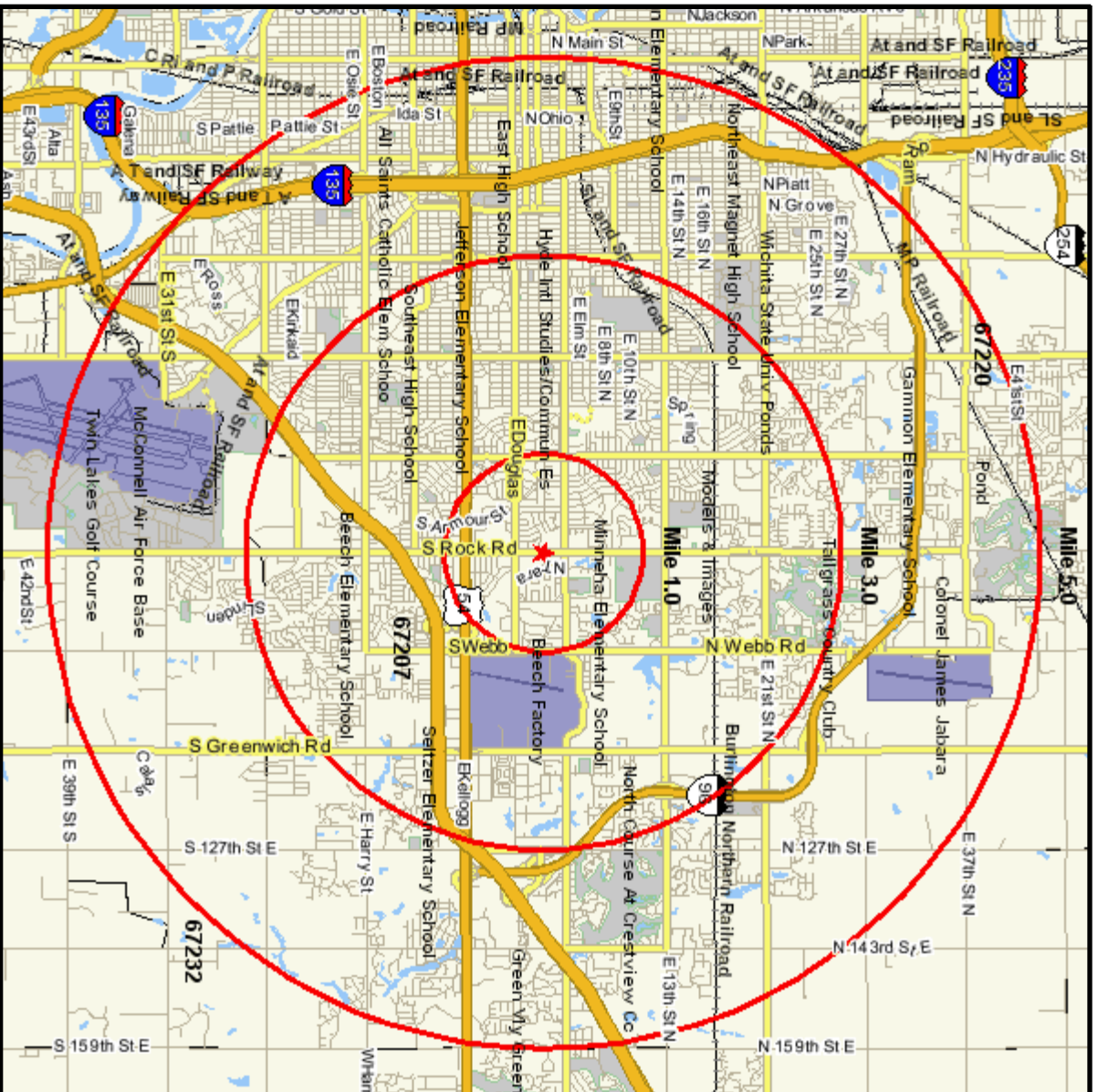
Central            West Bound: 17,575  
                      East Bound: 21,286

Rock Road        North Bound: 31,465  
                      South Bound: 29,128

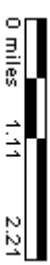
# Area Map

Order #: 968867397  
Site: 01

320 N ROCK RD  
WICHITA, KS 67206-2210  
Coord: 37.690651, -97.244333  
Radius - See Appendix for Details



	Point
	Interstate Highways
	US Highways
	State Highways
	Major Highways
	Major Roads
	Roads
	Railroads
	Landmarks
	Parks
	Hydrography
	Airports
	Zip Code



## Pop-Facts: Household Quick Facts Report

**Radius 1: 320 N ROCK RD, WICHITA, KS 67206-2210, aggregate**

**Radius 2: 320 N ROCK RD, WICHITA, KS 67206-2210, aggregate**

**Radius 3: 320 N ROCK RD, WICHITA, KS 67206-2210, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Households</b>						
2015 Projection	3,112		37,446		68,856	
2010 Estimate	3,087		36,294		67,181	
2000 Census	3,114		34,156		64,210	
1990 Census	3,063		31,553		59,533	
Growth 2010 - 2015	0.81%		3.17%		2.49%	
Growth 2000 - 2010	-0.87%		6.26%		4.63%	
Growth 1990 - 2000	1.67%		8.25%		7.86%	
<b>2010 Est. Households by Household Income</b>						
	3,087		36,294		67,181	
Income Less than \$15,000	236	7.64	4,856	13.38	10,033	14.93
Income \$15,000 - \$24,999	255	8.26	4,411	12.15	8,439	12.56
Income \$25,000 - \$34,999	266	8.62	4,596	12.66	8,475	12.62
Income \$35,000 - \$49,999	368	11.92	5,792	15.96	10,778	16.04
Income \$50,000 - \$74,999	581	18.82	7,356	20.27	12,875	19.16
Income \$75,000 - \$99,999	408	13.22	3,971	10.94	7,084	10.54
Income \$100,000 - \$124,999	242	7.84	2,070	5.70	3,925	5.84
Income \$125,000 - \$149,999	198	6.41	1,098	3.03	2,059	3.06
Income \$150,000 - \$199,999	182	5.90	831	2.29	1,469	2.19
Income \$200,000 - \$499,999	281	9.10	1,074	2.96	1,673	2.49
Income \$500,000 or more	71	2.30	239	0.66	372	0.55
<b>2010 Est. Average Household Income</b>						
	100,348		63,023		60,290	
<b>2010 Est. Median Household Income</b>						
	68,020		46,094		44,246	
<b>2010 Est. Per Capita Income</b>						
	43,871		27,519		25,091	
<b>2010 Median HH Inc. by Single Race Class</b>						
White Alone	71,181		49,975		49,534	
Black or African American Alone	32,105		34,108		31,852	
American Indian and Alaska Native Alone	58,929		45,417		41,081	
Asian Alone	41,875		49,456		41,656	
Native Hawaiian and Other Pacific Islander Alone	83,750		38,750		39,286	
Some Other Race Alone	36,500		26,154		31,550	
Two or More Races	43,438		39,306		37,384	
Hispanic or Latino	30,345		32,231		33,724	
Not Hispanic or Latino	69,403		47,212		45,375	

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
<b>2010 Est. Households by Household Type</b>	3,087		36,294		67,181	
Family Households	1,990	64.46	20,945	57.71	40,407	60.15
Non Family Households	1,097	35.54	15,350	42.29	26,774	39.85
<b>2010 Est. Group Quarters Population</b>	57		867		2,618	
<b>2010 Est. Households by Household Size</b>	3,087		36,294		67,181	
1-person household	979	31.71	12,891	35.52	22,343	33.26
2-person household	1,153	37.35	11,511	31.72	20,804	30.97
3-person household	399	12.93	5,181	14.28	9,986	14.86
4-person household	329	10.66	3,871	10.67	7,800	11.61
5-person household	159	5.15	1,865	5.14	3,896	5.80
6-person household	48	1.55	638	1.76	1,512	2.25
7 or more person household	19	0.62	338	0.93	840	1.25
<b>2010 Est. Average Household Size</b>	2.28		2.28		2.38	
<b>2010 Est. Household Type, Presence Own Children</b>	3,087		36,294		67,181	
Married-Couple Family, own children	587	19.02	5,941	16.37	11,547	17.19
Married-Couple Family, no own children	1,099	35.60	8,619	23.75	15,654	23.30
Male Householder, own children	49	1.59	913	2.52	1,757	2.62
Male Householder, no own children	36	1.17	651	1.79	1,299	1.93
Female Householder, own children	116	3.76	3,347	9.22	6,938	10.33
Female Householder, no own children	103	3.34	1,473	4.06	3,214	4.78

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Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%	%	%
<b>Population</b>						
2015 Projection	7,076		86,031		166,606	
2010 Estimate	7,086		83,565		162,833	
2000 Census	7,308		78,922		156,263	
1990 Census	7,401		72,866		145,643	
Growth 2010 - 2015	-0.14%		2.95%		2.32%	
Growth 2000 - 2010	-3.04%		5.88%		4.20%	
Growth 1990 - 2000	-1.26%		8.31%		7.29%	
<b>2010 Est. Population by Age</b>						
	7,086		83,565		162,833	
Age 0 - 4	361	5.09	6,574	7.87	13,527	8.31
Age 5 - 9	350	4.94	6,120	7.32	12,292	7.55
Age 10 - 14	332	4.69	5,674	6.79	11,394	7.00
Age 15 - 17	301	4.25	3,057	3.66	6,385	3.92
Age 18 - 20	234	3.30	2,954	3.53	6,377	3.92
Age 21 - 24	383	5.41	4,381	5.24	8,944	5.49
Age 25 - 34	906	12.79	12,318	14.74	23,737	14.58
Age 35 - 44	626	8.83	11,580	13.86	22,078	13.56
Age 45 - 54	1,065	15.03	11,125	13.31	21,679	13.31
Age 55 - 64	1,063	15.00	9,152	10.95	16,992	10.44
Age 65 - 74	705	9.95	5,117	6.12	9,538	5.86
Age 75 - 84	560	7.90	3,599	4.31	6,568	4.03
Age 85 and over	201	2.84	1,915	2.29	3,324	2.04
Age 16 and over	5,937	83.78	64,128	76.74	123,447	75.81
Age 18 and over	5,742	81.03	62,141	74.36	119,236	73.23
Age 21 and over	5,509	77.74	59,186	70.83	112,859	69.31
Age 65 and over	1,466	20.69	10,631	12.72	19,430	11.93
<b>2010 Est. Median Age</b>						
	45.48		35.61		34.48	
<b>2010 Est. Average Age</b>						
	43.30		37.00		36.10	

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<b>2010 Est. Population by Single Race Classification</b>	7,086		83,565		162,833	
White Alone	6,296	88.85	55,785	66.76	100,368	61.64
Black or African American Alone	239	3.37	14,617	17.49	34,058	20.92
American Indian and Alaska Native Alone	30	0.42	653	0.78	1,469	0.90
Asian Alone	310	4.37	5,687	6.81	10,573	6.49
Native Hawaiian and Other Pacific Islander Alone	8	0.11	90	0.11	158	0.10
Some Other Race Alone	68	0.96	3,477	4.16	9,697	5.96
Two or More Races	136	1.92	3,258	3.90	6,510	4.00
<b>2010 Est. Population Hispanic or Latino</b>	7,086		83,565		162,833	
Hispanic or Latino	279	3.94	7,580	9.07	19,024	11.68
Not Hispanic or Latino	6,808	96.08	75,986	90.93	143,810	88.32
<b>2010 Est. Population by Sex</b>	7,086		83,565		162,833	
Male	3,468	48.94	40,918	48.97	80,408	49.38
Female	3,619	51.07	42,648	51.04	82,426	50.62

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Two or More Races	136	1.92	3,258	3.90	6,510	4.00
<b>2010 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	279	3.94	7,580	9.07	19,024	11.68
Not Hispanic or Latino	6,808	96.08	75,986	90.93	143,810	88.32
<b>2010 Tenure of Occupied Housing Units</b>						
Owner Occupied	2,162	70.04	20,275	55.86	37,621	56.00
Renter Occupied	925	29.96	16,019	44.14	29,560	44.00
<b>2010 Average Household Size</b>						
	2.28		2.28		2.38	

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