

DERBY MARKETPLACE RETAIL SPACES

1912-1942 N. Rock Road
Derby, KS 67037



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By: **Alex Ibarra, CCIM** | 316-833-1198 | alexibarra@reecenichols.com



Lease Rate: \$16.50/SF | Est. NNN's: \$9.10/SF

VACANT SF: 6,187 SF
 GROSS BUILDING SF: 74,974 SF
 YEAR BUILT: 2008 & 2011

PROPERTY HIGHLIGHTS

- Prime retail spaces available for lease at Derby Marketplace.
- 1930 N. Rock, Suite 600: 4,500 SF (former Christopher & Banks).
- 1912 N. Rock, Suite 550: 1,687 SF (currently in cold shell condition).
- Tenant improvement allowance available for qualified tenants.
- Monument signage available along Rock Road.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,916	27,265	43,841
Avg. HH Income	\$98,484	\$105,061	\$99,136
Median Age	38.2	37.5	37.4
TRAFFIC COUNTS			

Rock Rd. & Meadowlark Blvd. 28,632 VPD
 Rock Rd. & Patriot Ave. 29,970 VPD



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SITE PLAN



