

DERBY MARKETPLACE RETAIL SPACE

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



1912-550

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

VACANT SF: 1,153 SF (108' x 10.7')
GROSS BUILDING SF: 74,974 SF
YEAR BUILT: 2008 & 2011

PROPERTY HIGHLIGHTS

- Prime retail spaces available for lease at Derby Marketplace.
- 1912 N. Rock, Suite 550: 1,153 SF (108' x 10.7') (currently in cold shell condition).
- Tenant improvement allowance available for qualified tenants.



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



SITE PLAN



KEY	
	EXISTING TENANTS
	PROPOSED TENANT AREAS

AERIAL

