

DERBY MARKETPLACE FOR SUBLEASE

1636 N. ROCK ROAD, SUITE 400, DERBY, KS 67037



SUBLEASE RATE: \$21/SF, NNN
EST. NNN's: \$12.88/SF

VACANT SF: 1,419 SF
GROSS BUILDING SF: 15,200 SF
YEAR BUILT: 2008

PROPERTY HIGHLIGHTS

- Former Pokemoto space available for sublease in Derby Marketplace Shopping Center.
- Lease expires December 31st, 2028.
- Monument signage available along Rock Road. Excellent street visibility.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,183	27,596	43,330
Avg. HH Income	\$97,662	\$104,961	\$99,488
Median Age	38.8	37.6	37.7

TRAFFIC COUNTS

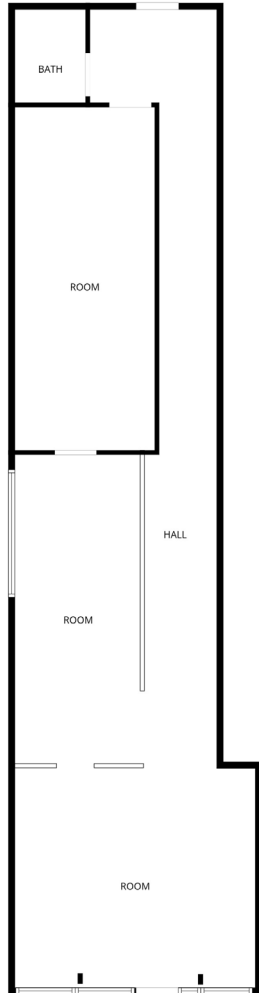
Meadowlark & Rock Rd	30,726 VPD
Patriot & Rock Rd	28,850 VPD



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FLOOR PLAN



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