



**ReeceNichols**

SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

# PRIME RETAIL SPACE IN DERBY MARKETPLACE

## 1700 North Rock Road, Suite 200, Derby, KS 67037

**FOR LEASE**



**LEASE RATE:** \$29/SF, NNN

**VACANT SF:** 1,000 SF

**GROSS BLDG SF:** 5,501 SF

**SITE ACRES:** 1.8 Acres

**YEAR BUILT:** 2015

**PARKING:** Door Side

### PROPERTY HIGHLIGHTS

- In line location available within Derby Marketplace.
- Direct access from Rock Road.
- Join Co-Tenants Chipotle & Bank of America.
- Area neighbors include:



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,108	27,608	44,089
Avg. HH Income	\$98,096	\$104,962	\$99,012
Median Age	38.8	37.6	37.5

### TRAFFIC COUNTS

Meadowlark & Rock Rd.	28,632 VPD
Patriot & Rock Rd.	24,037 VPD

Offered Exclusively By:

**Ben Suellentrop**

316-765-5145 • bens@reecenichols.com

**Morrie Sheets**

316-644-5917 • morries@reecenichols.com



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