

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: \$16.00/SF | Est. NNN's: \$9.10/SF

VACANT SF:	5,491 SF
SUITE 500:	4,338 SF
SUITE 550:	1,153 (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.
- 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

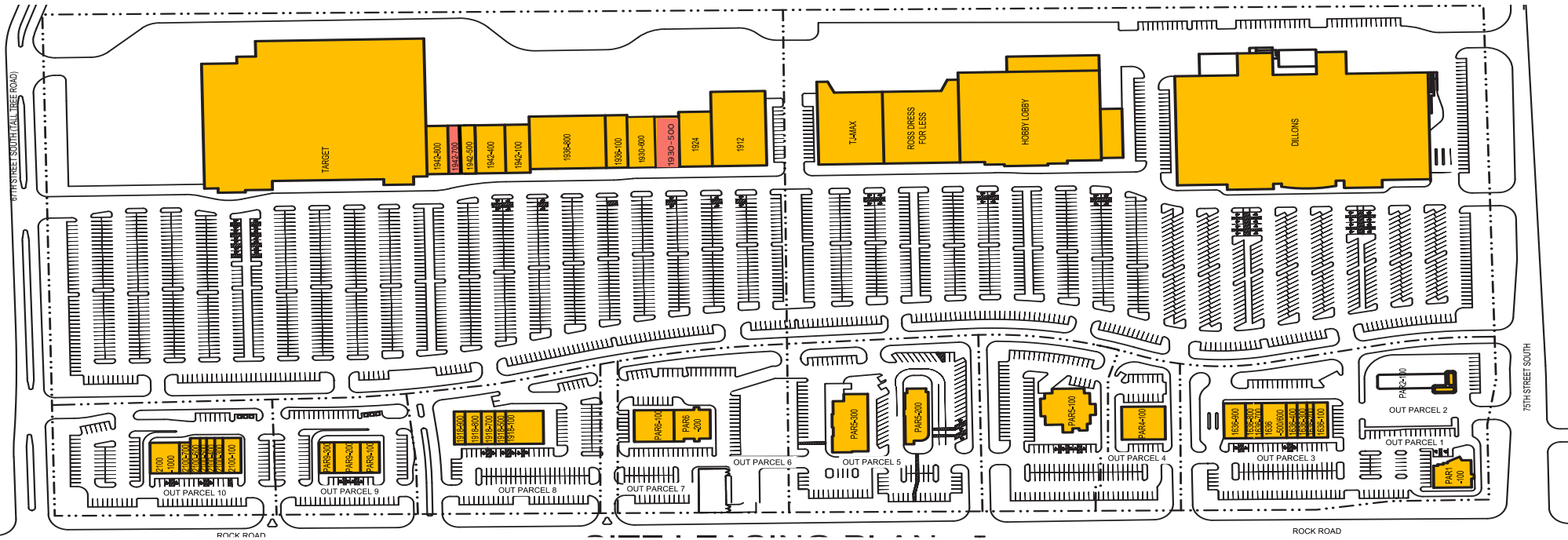
Rock Rd. & Meadowlark Blvd.	28,632 VPD
Rock Rd. & Patriot Ave.	29,970 VPD



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SITE PLAN



KEY	
	EXISTING TENANTS
	PROPOSED TENANT AREAS



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AERIAL



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