

DERBY RETAIL CENTER

320 N ROCK RD., SUITE 200, DERBY, KS 67037

FOR LEASE



LEASE RATE: \$17/SF, NNN

EST. NNN'S: \$8.50/SF
GROSS BUILDING SF: 7,910 SF
VACANT SF: 1,400 SF
SITE ACRES: 0.88 A
YEAR BUILT: 1995
PARKING: Approx. 48 Spaces

PROPERTY HIGHLIGHTS

- Retail space for lease near Rock Road and Madison in Derby.
- Building and monument signage available.
- Ideal for service-oriented businesses.
- Join area businesses: Ace Hardware, McDonalds, Planet Fitness, Easy Egg, Casey's.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	7,569	26,883	41,057
 Avg. HH Income	\$117,787	\$113,471	\$109,553
 Median Age	40.5	37.6	38.0



TRAFFIC COUNTS

Rock Rd & Madison 31,088 VPD



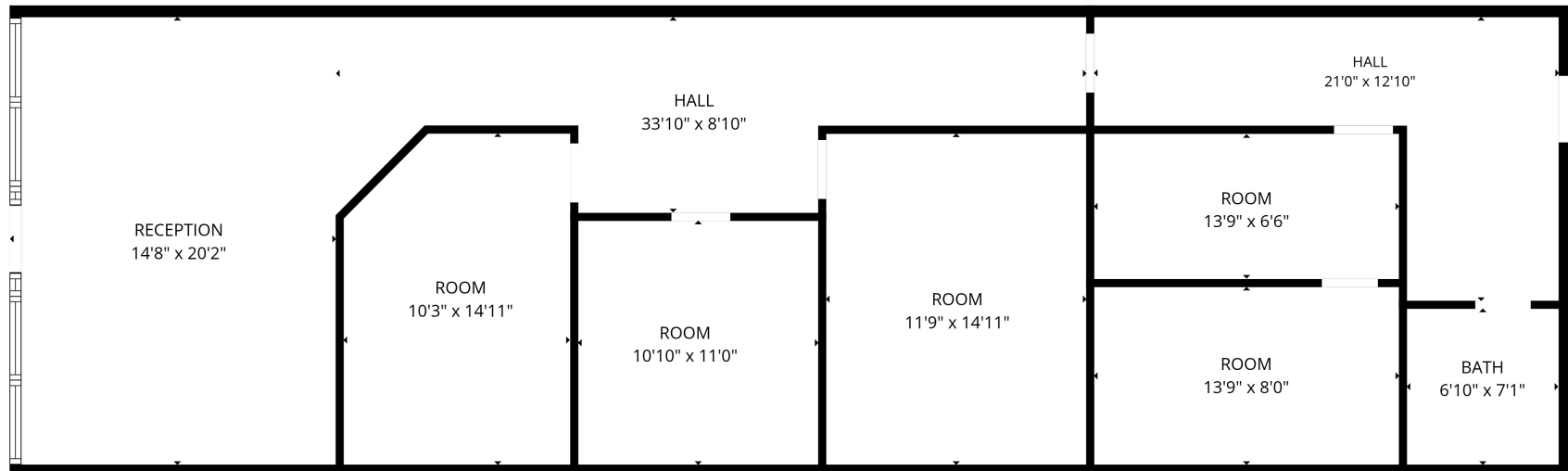
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IMAGES



FLOOR PLAN



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ReeceNichols
SOUTH CENTRAL KANSAS

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