

# PRIME RETAIL SPACE IN DERBY MARKETPLACE




1700 N. Rock Rd., Derby, KS 67037





<b>LEASE RATE:</b>	\$2,100/mo
<b>NNN'S:</b>	\$1,545/mo
<b>BUILDING SIZE:</b>	5,501 SF
<b>SF AVAILABLE:</b>	1,000 SF
<b>LOT SIZE:</b>	1.08 Acres
<b>YEAR BUILT:</b>	2015
<b>SIGNAGE:</b>	Building

## PROPERTY HIGHLIGHTS

- High traffic retail location located within Derby Marketplace.
- Direct access from Rock Rd.
- Excellent co-tenancy with many more regional and national tenants.
- Area neighbors include: Dillions, Target, Chipotle, Panera, TJ Maxx & many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	7,895	28,404	48,393
 <b>AVG. HH INCOME</b>	\$107,226	\$101,337	\$90,478
 <b>MEDIAN AGE</b>	40	39	39

TRAFFIC COUNTS	
 <b>ALONG ROCK RD.</b>	20,883 VPD
 <b>ALONG MEADOWLARK BLVD.</b>	13,871 VPD

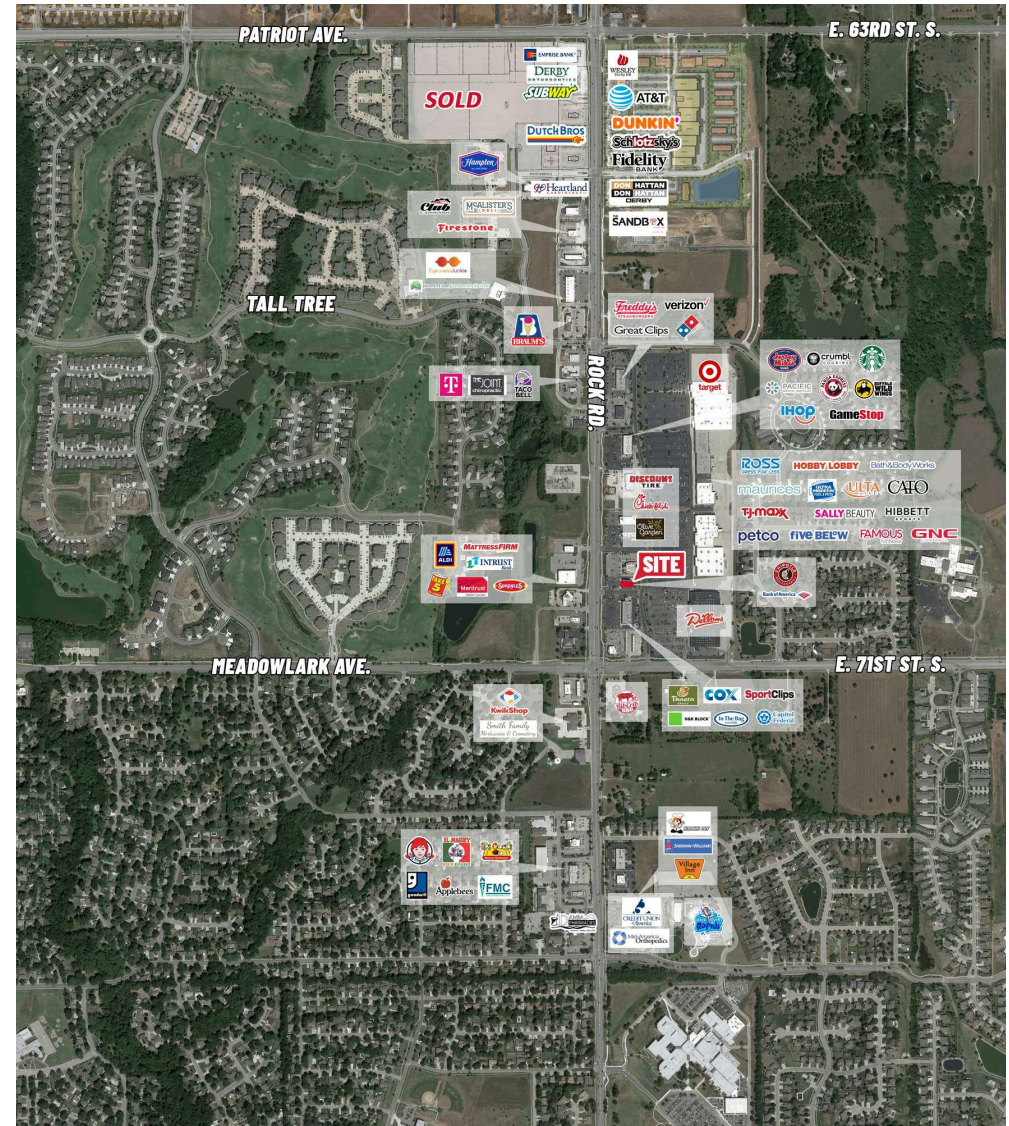
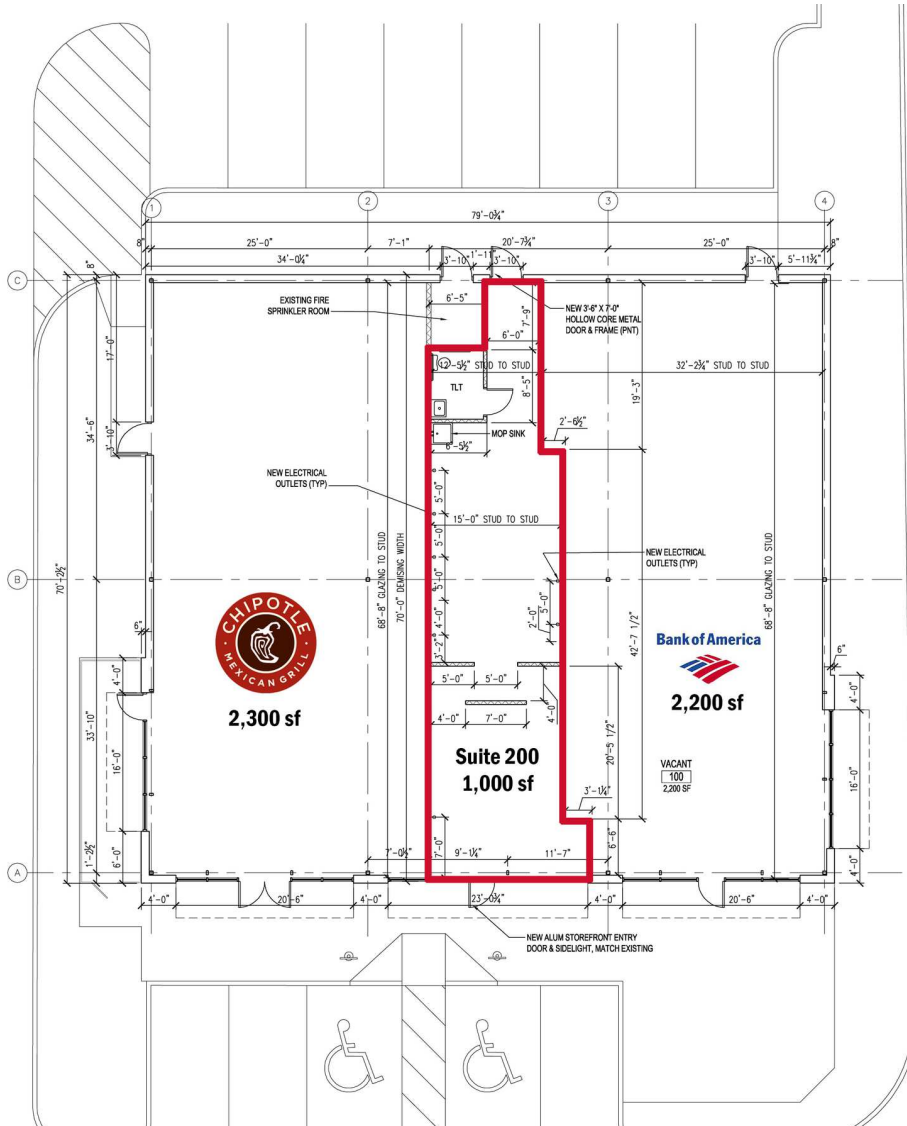


Offered exclusively by: **Christi Royse, CCIM**  
316-292-3919 | [croyse@weigand.com](mailto:croyse@weigand.com)

**Krista Lowry**  
316-292-3990 | [klowryracine@weigand.com](mailto:klowryracine@weigand.com)

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