



PRIME RETAIL SPACE IN DERBY MARKETPLACE

FOR LEASE 1700 N. ROCK RD., SUITE 200, DERBY, KS 67037

LEASE RATE CONTACT BROKER

NNN'S \$1,545/MO.

BUILDING SIZE 5,501 SF

SF AVAILABLE 1,000 SF

LOT SIZE 1.08± AC.

YEAR BUILT 2015

SIGNAGE BUILDING

PROPERTY HIGHLIGHTS

- High traffic retail location located within Derby Marketplace.
- Direct access from Rock Road.
- Excellent co-tenancy with many more regional and national tenants.
- Area neighbors include: Dillions, Target, TJ Maxx, Hobby Lobby, Petco, Chipotle, Chick-fil-A, Panera Bread, and many more.

TARGET

TJ-maxx

CHIPOTLE
MEXICAN GRILL

**HOBBY
LOBBY**

**Olive
Garden**

**Dillions
Marketplace**
Doing it all home

Chick-fil-A

petco

**Panera
BREAD**

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

ALONG ROCK RD.	20,883 VPD
ALONG MEADOWLARK BLVD.	13,871 VPD



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WEIGAND
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[illegible]The logo for Weigand Real Estate is an oval emblem. It features a red border. Inside, the text "EST. 1902" is at the top, "WEIGAND" is in the center in large bold letters, and "REAL ESTATE" is at the bottom.

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AERIAL VIEW



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