



# 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: Millions, Target, TJ Maxx, Hobby Lobby, Petco, Chipotle, Chick-fil-A, Panera Bread, and many more.

**TARGET**

**T.J. MAXX**

**CHIPOTLE**  
MEXICAN GRILL

**HOBBY LOBBY**

**Olive Garden**

**Dillons  
Marketplace**  
Bring it all home

**Chick-fil-A**

**petco**

**Panera  
BREAD**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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POPULATION	8,108	27,608	44,089
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AVG. HH INCOME	\$98,096	\$104,962	\$99,012
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MEDIAN AGE	38.8	37.6	37.5
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**TRAFFIC COUNTS**

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



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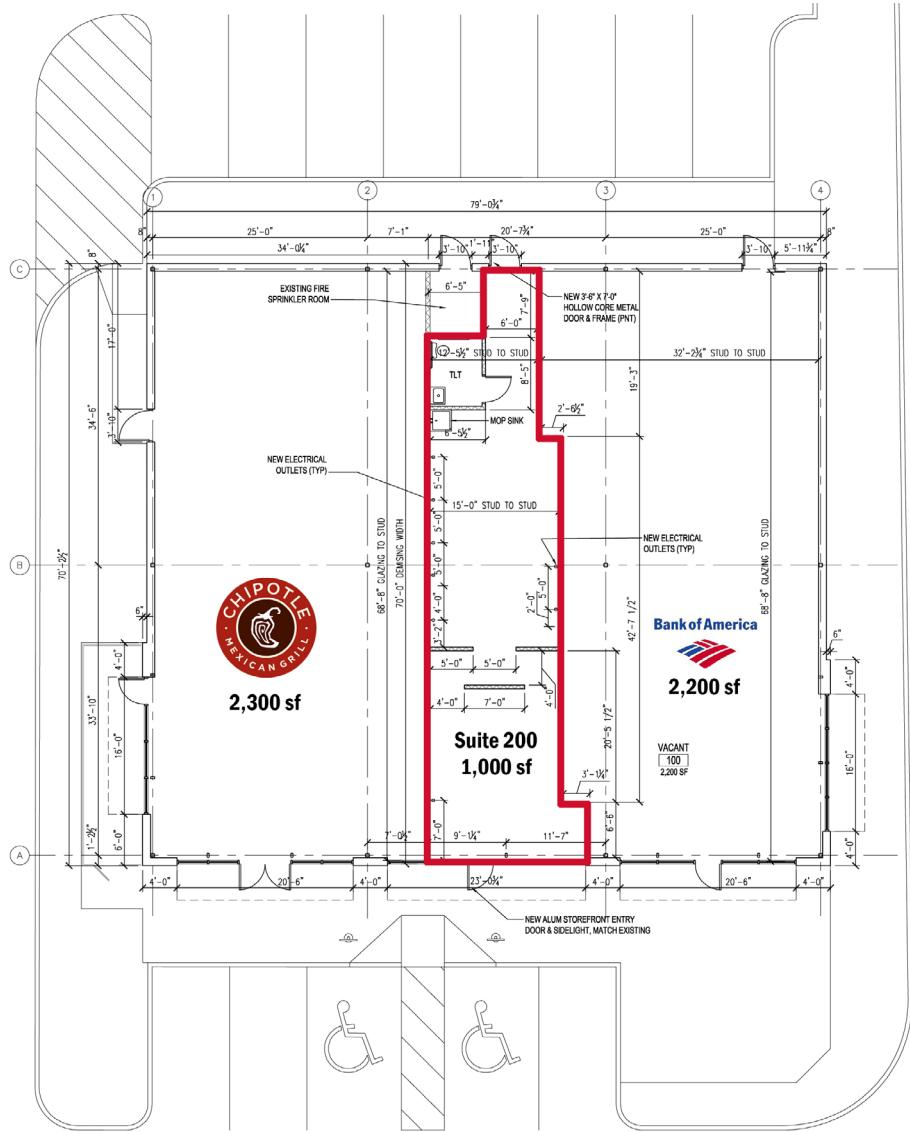
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## SITE PLAN & NEIGHBORHOOD AERIAL



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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## AERIAL VIEW



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