



DERBY RETAIL DEVELOPMENT

FOR SALE BUCKNER & PATRIOT (63RD ST. S.), NW/C, DERBY, KS 67037

AVAILABLE LOTS	LOT SIZE	SALE PRICE
Lot 1 REDUCED	69,872± SF	\$11.00/SF \$8.00/SF
Lot 3 REDUCED	44,880± SF	\$9.00/SF \$6.00/SF
Lot 4 REDUCED	44,800± SF	\$8.00/SF \$6.00/SF
Lot 8	264,935± SF	\$5.00/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,553	31,395	68,810
AVG. HH INCOME	\$113,852	\$91,875	\$87,291
MEDIAN AGE	35.5	36.9	35.9

PROPERTY HIGHLIGHTS

- Four parcels located between K-15 and Rock Road on 63rd Street South (Patriot Avenue) in Derby, Kansas.
- Great for retail, office, or medical.
- B5 zoning: Restricted commercial, warehousing.
- Rapidly developing corridor with multiple home subdivisions and retailers including:

COMING SOON

TRAFFIC COUNTS

BUCKNER ST.	5,796 VPD
PATRIOT AVE. (63RD ST.)	18,257 VPD

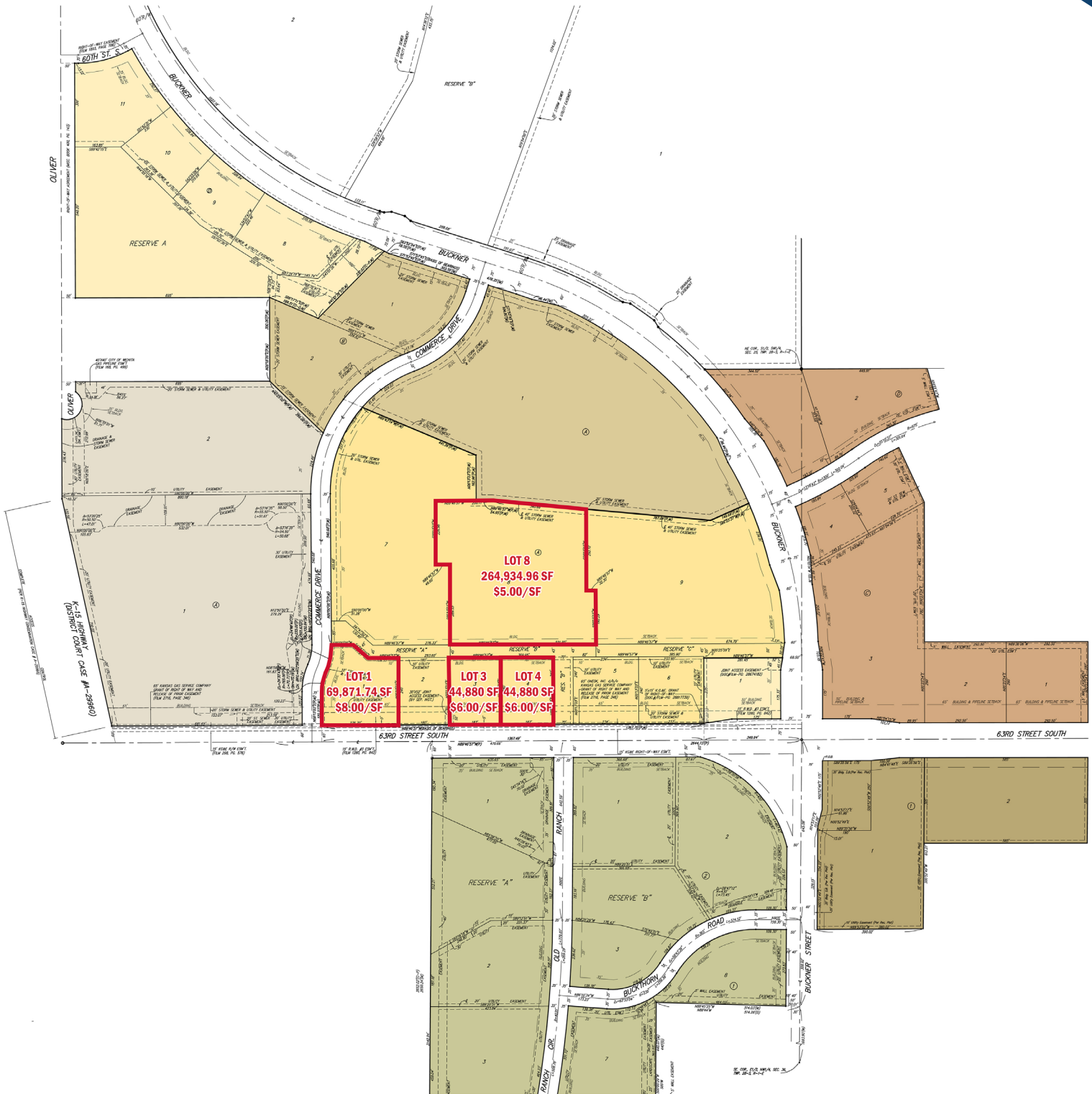


Krista Lowry
316-292-3900
klowryracine@weigand.com

Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

SITE PLAN



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 a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



Krista Lowry
316-292-3900
klowryracine@weigand.com

Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
Weigand.com

