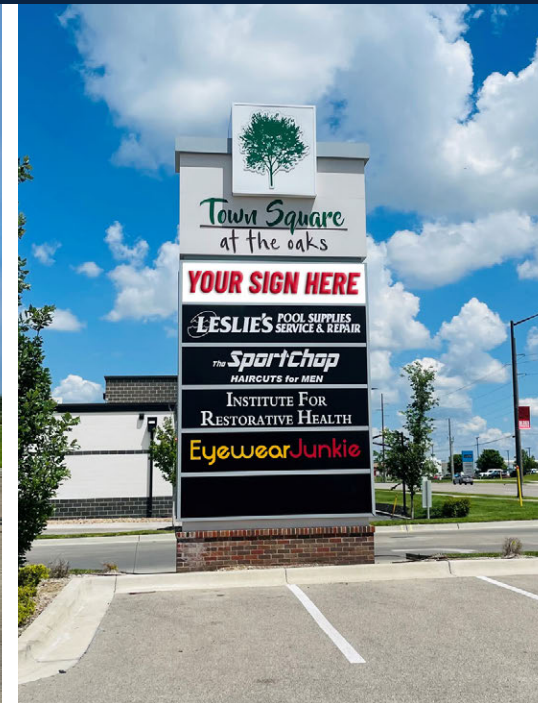


PRIME RESTAURANT SPACE IN DERBY

2307 N. Rock Rd., Derby, KS 67037



LEASE RATE:	\$24.00/SF (NNN)
ESTIMATED NNN:	\$10.03/SF
BUILDING SIZE:	14,700 SF
SF AVAILABLE:	3,170 SF
LOT SIZE:	1.90 Acres
SIGNAGE:	Building & Monument

PROPERTY HIGHLIGHTS

- Existing end-cap restaurant space available with Rock Road frontage.
- Property has ample parking, excellent building and monument signage, and growing traffic counts.
- Area neighbors include:



	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION		6,465	27,451	46,940
AVG. HH INCOME		\$104,144	\$99,734	\$90,312
MEDIAN AGE		38	39	39
TRAFFIC COUNTS				
ALONG ROCK RD.		21,171 VPD		

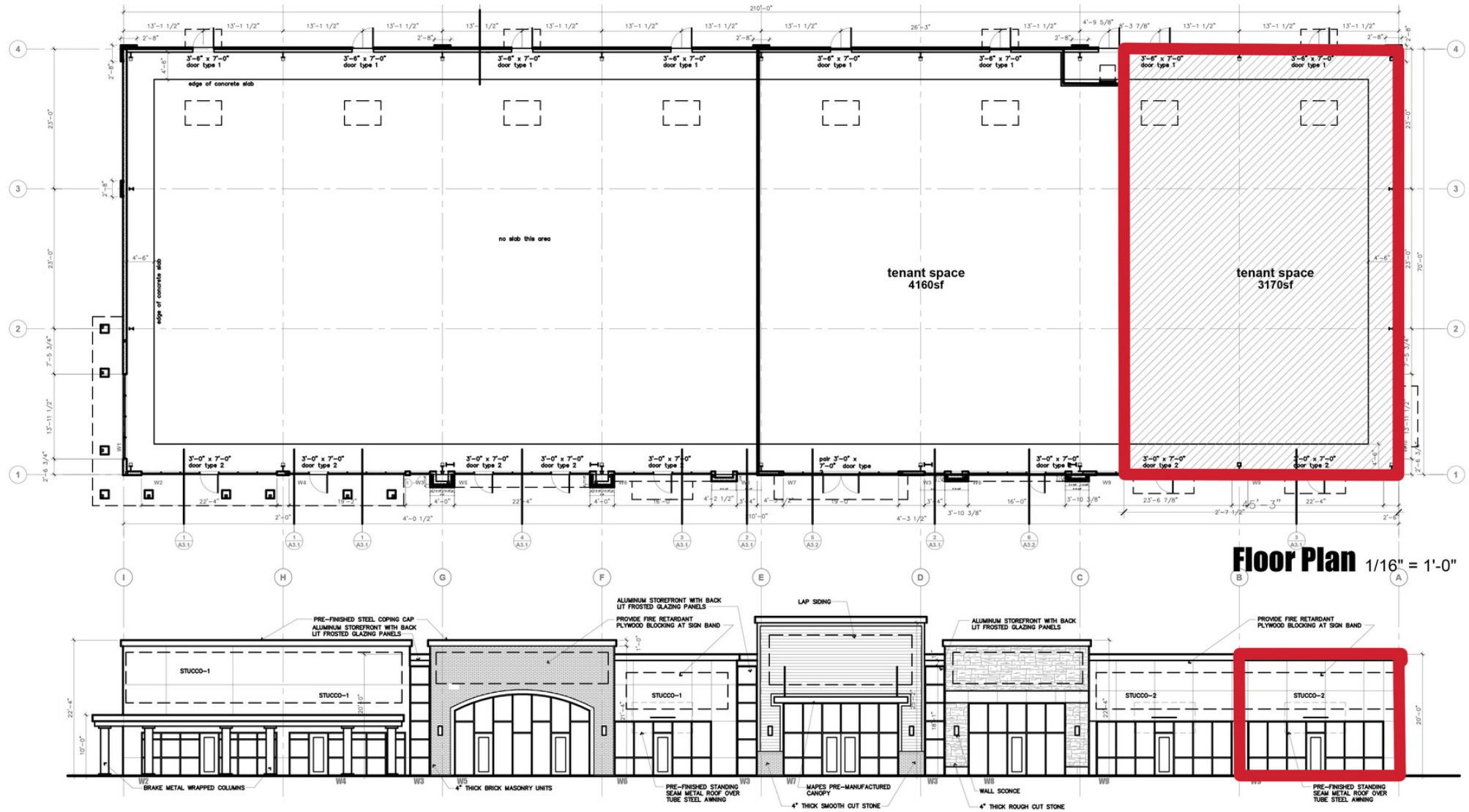


Offered exclusively by: **Krista Lowry**
316-292-3990 | klowryracine@weigand.com

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

PRIME RESTAURANT SPACE IN DERBY

2307 N. Rock Rd., Derby, KS 67037



Offered exclusively by: **Krista Lowry**
316-292-3990 | klowryracine@weigand.com

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

