

FOR SALE/LEASE



DERBY MEDICAL FACILITY FOR SALE/LEASE

1101 N. Rock Rd, Derby, KS 67037

PROPERTY INFO

 **SALE PRICE**
Call Broker

 **BUILDING SIZE**
Main Level: 9,784 SF
Basement: 6,920 SF


 **LEASE RATE**
\$17/SF/YR

 **LEASE TYPE**
Modified Gross

 **LOT SIZE**
1.39 Acres

 **ZONING**
Limited Commercial

 **2023 TAXES**
\$41,982.43

 **HIGHLIGHTS**

- Former accredited surgery center.
- Includes fire suppression system, 80 KW generator, medical gas system, intercom, and climate controlled document storage.
- Building and monument signage opportunities.
- Over 100 parking stalls available.

CONTACT

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ALYSON GOODWIN | M 316-207-8940 | agoodwin@insitere.com

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608 W DOUGLAS AVE, WICHITA KS
INSITERE.COM | 316-618-1100

AREA NEIGHBORS



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- Dillons
- Target
- T.J. Maxx
- Ross Dress for Less
- Hobby Lobby
- Bath & Body Works
- Chick-fil-A
- ALDI
- Ulta Beauty
- Famous Footwear
- Five Below
- Mattress Firm Derby
- Discount Tire
- Rock River Rapids Aquatic Park
- Credit Union of America
- Meritrust Credit Union
- Capitol Federal® Savings Bank
- INTRUST Bank
- Goodwill Industries of Kansas
- Chipotle Mexican Grill
- Petco
- Kwik Shop
- Verizon
- T-Mobile
- Los Cocos
- Olive Garden
- Freddy's
- Spangles
- Village Inn
- RibCrib BBQ
- Panera Bread
- Wendy's
- Buffalo Wild Wings
- IHOP
- Panda Express
- Starbucks
- Hardee's
- Taco Bell
- Hibachi Boy
- Midwest Dental

DEMOGRAPHICS

3 mile radius

HOUSEHOLD INCOME
\$106,080

DAYTIME POPULATION
75,017

NO. OF BUSINESSES
2,942

TRAFFIC COUNT
Rock Rd: 25,420

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WICHITA

DOWNTOWN WICHITA - 20 MINUTES
MCCONNELL AFB - 10 MINUTES

DERBY

MARKET OVERVIEW

Derby, KS is a thriving community located just a few miles south of Wichita, offering a perfect balance of small-town charm and big-city amenities. With a population of over 24,000 and growing, Derby is an excellent location for businesses looking to tap into a strong local customer base.

The city's strategic location provides easy access to major transportation routes, including the Kansas Turnpike and Interstate 35. This makes it an ideal location for logistics and distribution companies, as well as manufacturers and retailers looking to expand their reach.

Derby prioritizes education through the city's nine elementary schools, two middle schools, and 6A high school. Over 45% of the city's population holds a bachelor's degree or higher. This, coupled with the city's low cost of living and affordable real estate, makes it an attractive location for businesses seeking to establish or relocate their operations.

In addition to its strong economy and favorable business environment, Derby, KS is also home to McConnell Air Force Base, a major military installation that plays a vital role in national defense. The base is located just a few miles southeast of the city and employs thousands of military and civilian personnel.

This military presence brings additional economic benefits to Derby, including jobs and investment in the local community. It also contributes to the area's strong patriotic culture and sense of national pride. Businesses that provide goods and services to the military can also benefit from this close proximity to McConnell Air Force Base, creating new opportunities for growth and expansion.

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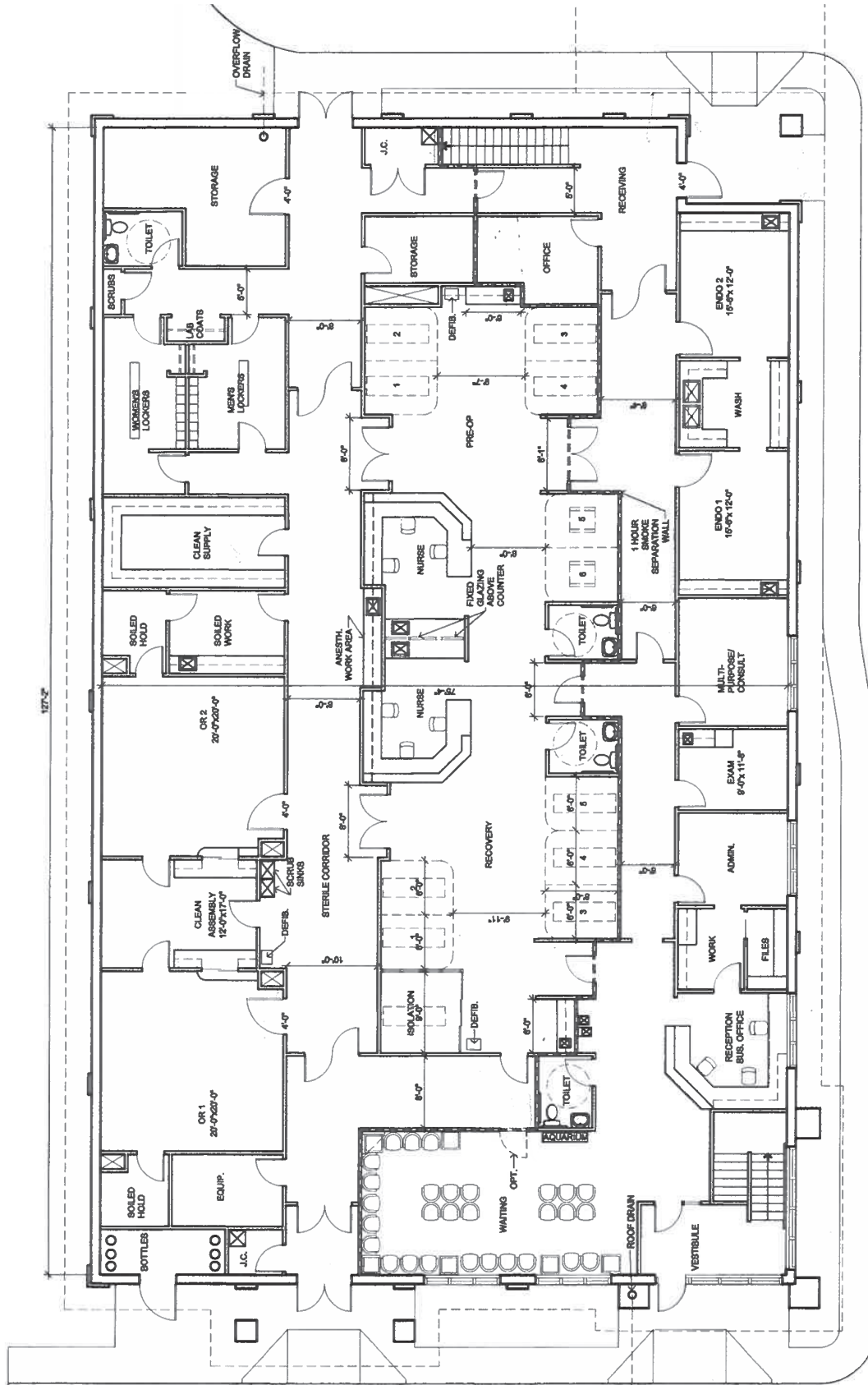
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FLOOR PLAN - MAIN LEVEL



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