

BRISTOL SQUARE

FOR LEASE 620 N. Rock Rd. | Derby, KS



BUILDING SIZE
37,021 SF

AVAILABLE SPACE
SUITE 160: 1,400 SF
SUITE 170: 1,400 SF
SUITE 340: 1,600 SF
SUITE 350-360: 3,600 SF

ZONING
B-3, GENERAL BUSINESS

YEAR BUILT
2000 AND 2001

PARKING
AMPLE




2020 TAXES
GENERALS: \$3,244.36 SPECIALS: \$8.39

PROPERTY HIGHLIGHTS

- Derby retail space available in Bristol Square shopping center located on the northeast corner of the highly desirable intersection of Rock Rd. and Madison.
- Center tenants include Dollar Tree, the UPS store, Hog Wild Pit BBQ, Sunshine Nails, and the Kansas Drivers License Office.
- Prominent signage available on both Rock Rd. and Madison.
- Area businesses include:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	8,626	27,202	41,716
 AVG. HH INCOME	\$100,104	\$91,586	\$86,709
 MEDIAN AGE	39.1	37.0	37.2



TRAFFIC COUNTS
APPROX. 28,374 VPD AT ROCK RD AND MADISON AVE

LEASE RATE \$10.00/SF, NNN

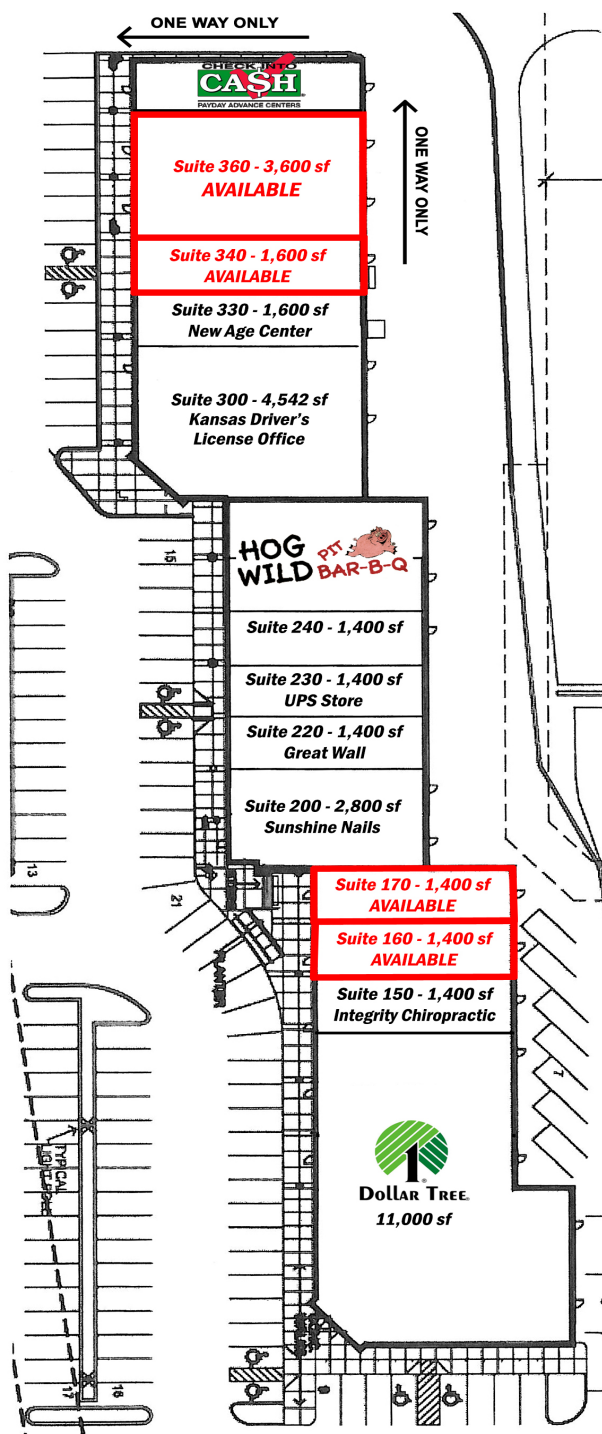


Offered by: **Bradley Tidemann, SIOR** | 316-292-3947 | btidemann@weigand.com

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SITE PLAN



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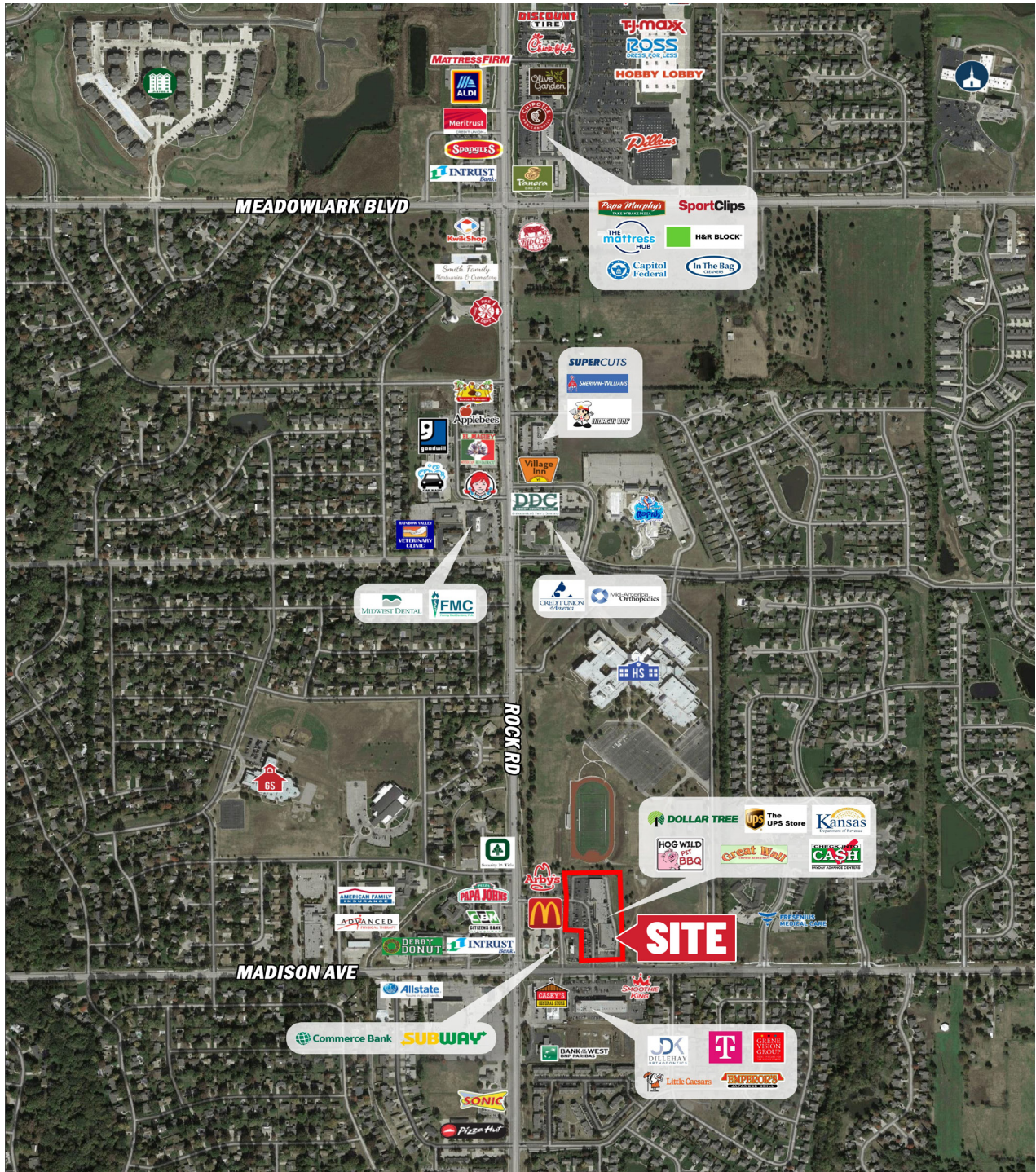


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AERIAL VIEW



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