

# INDUSTRIAL / FLEX BUILDING FOR SALE

2919 N Commerce Dr, Derby, KS 67037



**SALE PRICE: \$1,700,000**

## PROPERTY DETAILS

- Building Size: +/- 17,900 sq ft
- 26 ft peak height and 15 ft sidewalls
- Excellent access via Patriot Ave and K-15 Highway (+/-35K VPD) intersection.
- Area Neighbors: Lowe's, Kohl's, Dollar Tree, Kwik Shop, Shelton Collision Repair, Casey's, and more.



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## BUILDING PLAN





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## AREA DETAILS



DAILY TRAFFIC  
COUNT

**+/-35K VPD**



POPULATION  
(3 MILES)

**30,851**



TOTAL EMPLOYED  
(3 MILES)

**15,110**



MEDIAN AGE  
(3 MILES)

**36.9**



AVERAGE HH  
INCOME (3 MILES)

**\$82,448**

