



BUCKNER & 63RD ST. RETAIL/OFFICE

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

AVAILABLE LOTS	LOT SIZE	SALE PRICE
Lot 1	84,825± SF	\$6.00/SF
Lot 2	84,825± SF	\$6.00/SF
Lot 3	256,147± SF	\$6.00/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

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

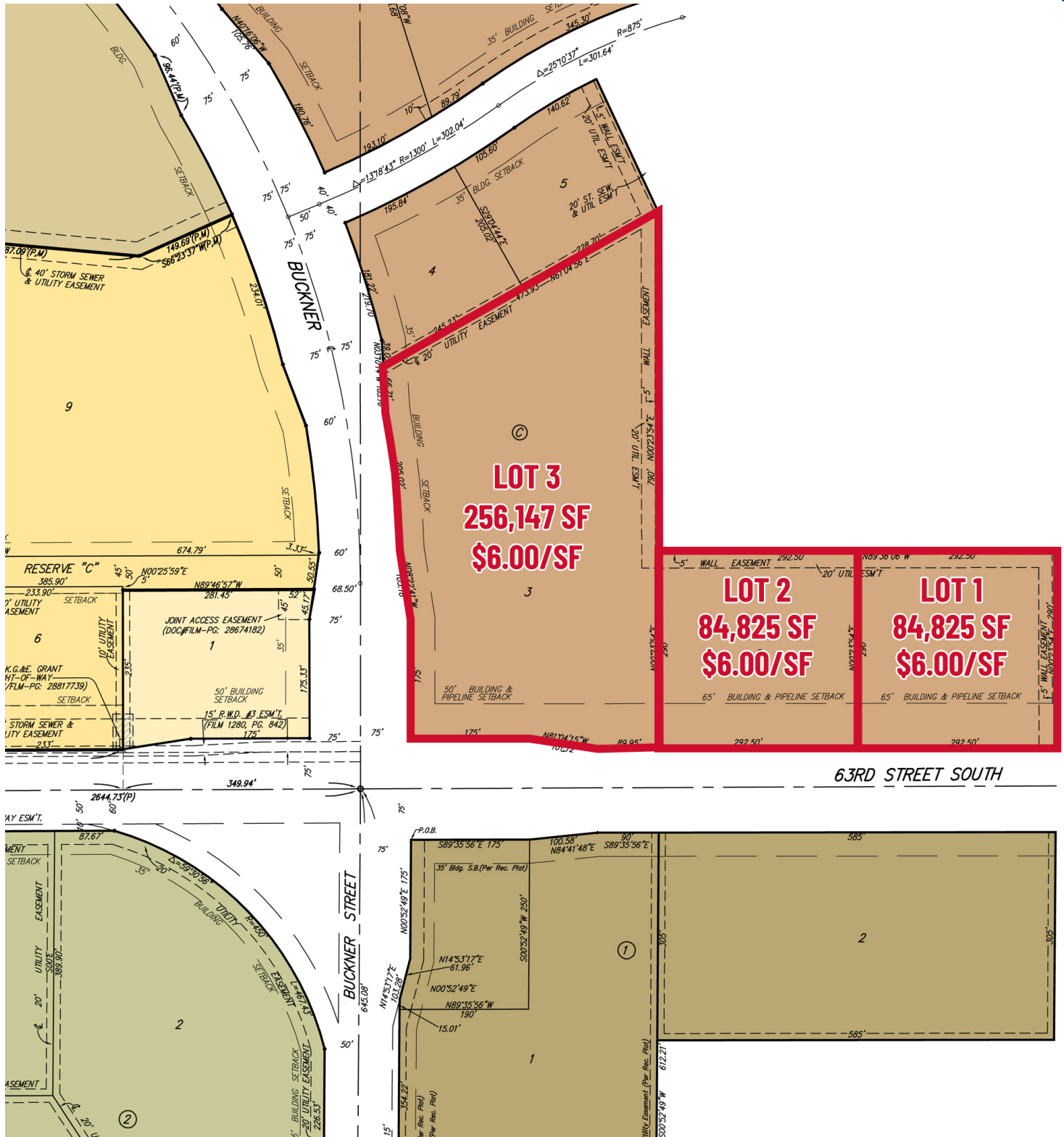


TRAFFIC COUNTS

BUCKNER ST.
PATRIOT AVE. (63RD ST.)

5,796 VPD
18,257 VPD

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.



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WEIGAND
COMMERCIAL

NEIGHBORHOOD VIEW



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