



FUTURE DEVELOPMENT



CORNER PAD SITE AT SIGNALIZED INTERSECTION

FOR SALE OR LEASE ROCK ROAD & CAMBRIDGE ST., DERBY, KS 67037

SALE/LEASE RATE: Contact Broker

LOT SIZE: Up to 55,664 SF

ZONING: General Business District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,504	27,073	43,201
AVG. HH INCOME	\$106,273	\$109,186	\$102,769
MEDIAN AGE	38.0	37.7	37.5

TRAFFIC COUNTS

ROCK ROAD @ MEADOWLARK	27,245 VPD
ROCK ROAD @ PATRIOT AVE.	26,195 VPD

PROPERTY HIGHLIGHTS

- Located at the signalized intersection of Rock Road and Cambridge Street in Derby.
- One of the last remaining pad sites on the highly desirable Rock Road corridor.
- Site is available as a Ground Lease or Build-to-Suit.
- Located just north of Derby Marketplace, which is home to Dillons Marketplace (Kroger), Target, TJ Maxx, Hobby Lobby, Ross Dress for Less, and others.
- Area neighbors include:



Whitney Vliet Ward
316-292-3900
wward@weigand.com

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

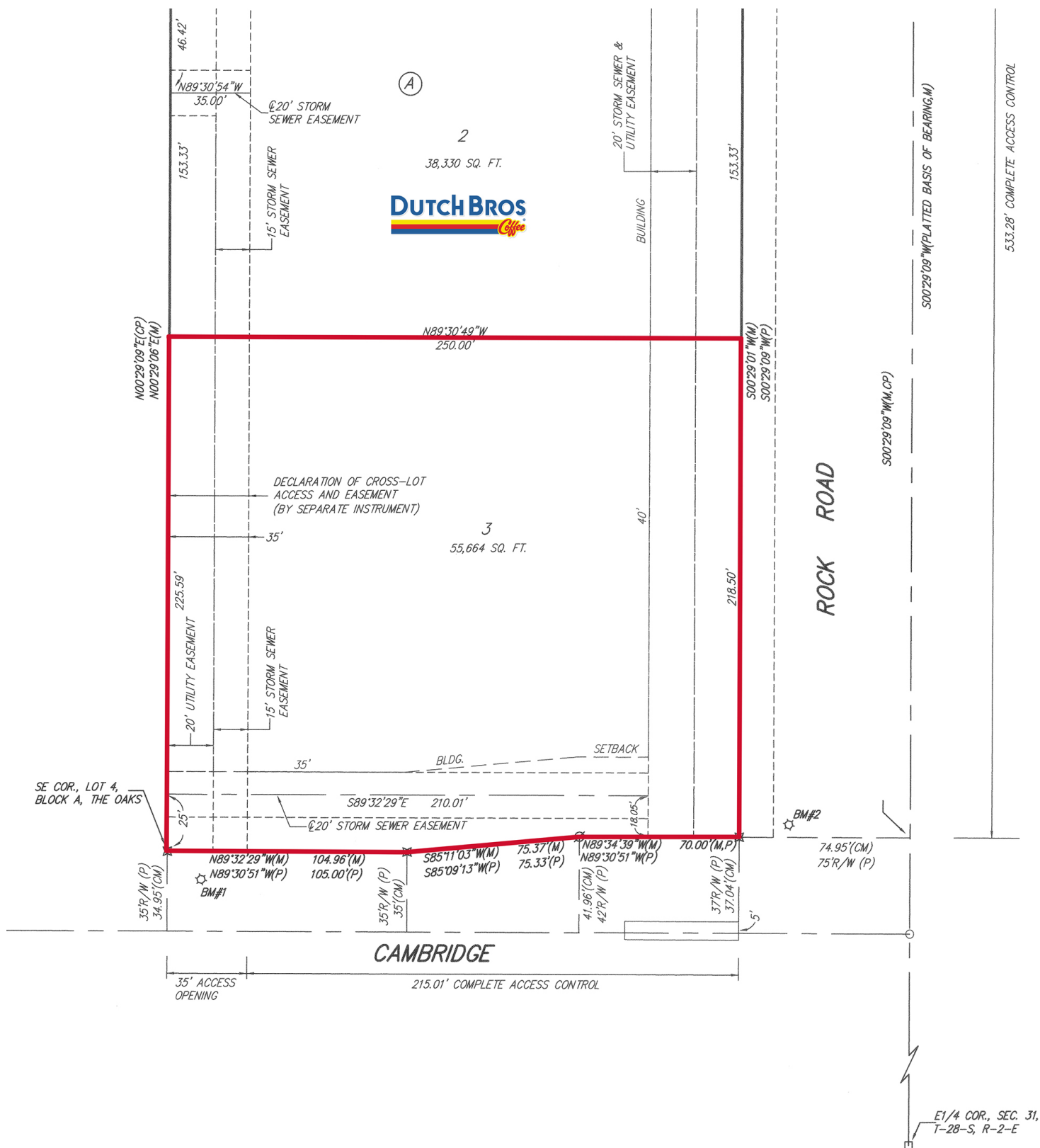
Weigand Real Estate - Commercial
Office: 316-262-6400
WeigandCommercial.com

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SITE PLAN



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AERIAL VIEW



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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