



HIGH-VISIBILITY RETAIL ON ROCK ROAD

FOR LEASE 2307 N. ROCK RD., DERBY, KS 67037

LEASE RATE	\$24.00/SF (NNN)
ESTIMATED NNN	\$10.34/SF
BUILDING SIZE	14,700 SF
AVAILABLE SF	1,575 SF
PARKING	AMPLE
ZONING	B-3, GENERAL BUSINESS

PROPERTY HIGHLIGHTS

- Rare opportunity to lease the last available space in a highly desirable retail center along Rock Road, one of Derby's most established commercial corridors.
- Located at a signalized intersection along Rock Road, providing excellent visibility, easy access, and exposure to steady daily traffic.
- Benefit from a thriving trade area supported by established neighborhoods, continued residential growth, and a strong mix of national and local retailers.
- Building and monument signage opportunities available.

AREA NEIGHBORS INCLUDE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,469	26,978	46,450
AVG. HH INCOME	\$104,101	\$111,137	\$103,032
MEDIAN AGE	32.1	33.1	33.8
TRAFFIC COUNTS			
ALONG ROCK ROAD	21,171 VPD		



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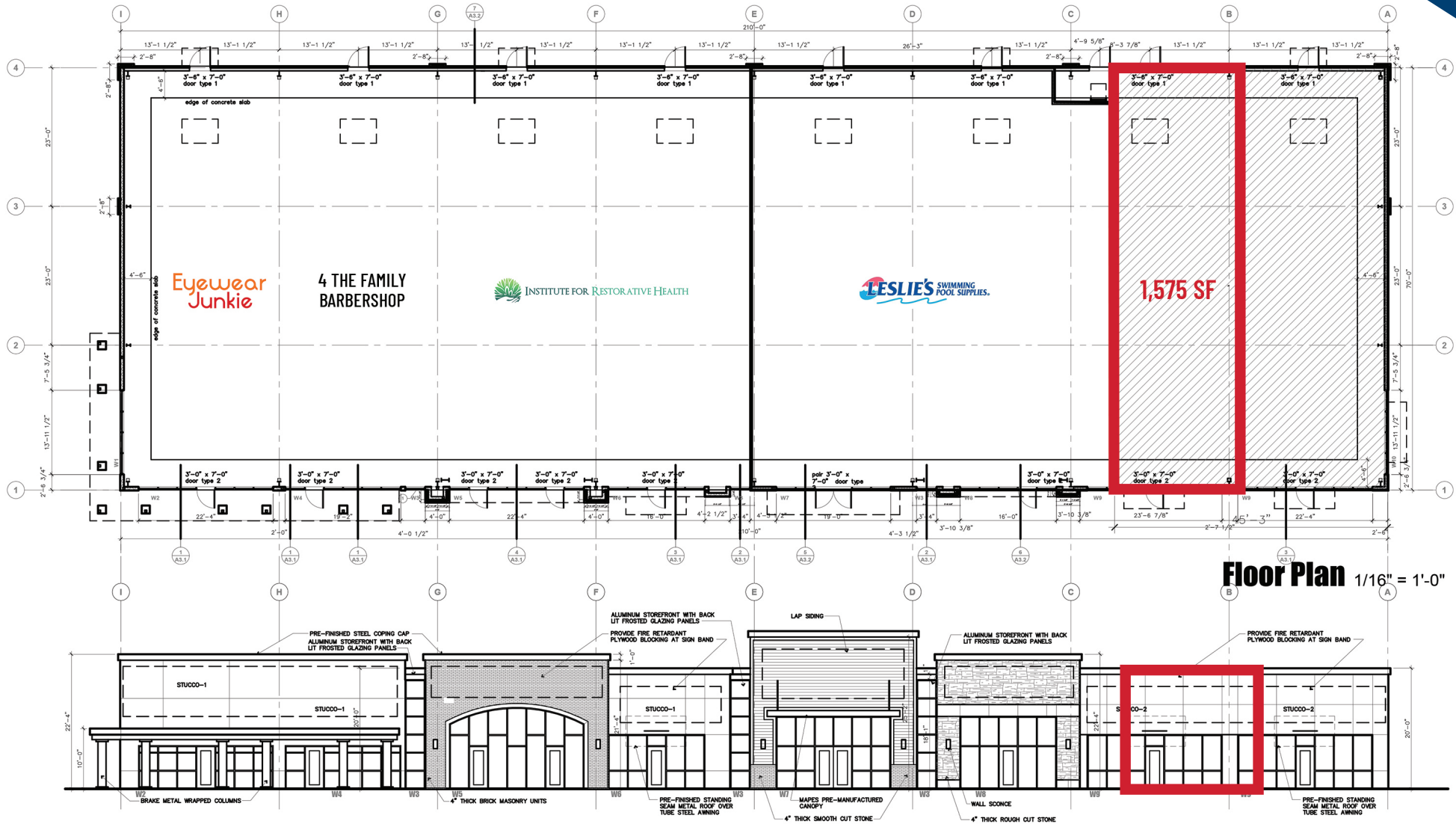
Weigand Real Estate - Commercial
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SITE PLAN



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 an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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