



PRIME RESTAURANT SPACE IN DERBY

FOR LEASE 2307 N. ROCK RD., SUITE 1500, DERBY, KS 67037

LEASE RATE	\$24.00/SF (NNN)
ESTIMATED NNN	\$10.03/SF
BUILDING SIZE	14,700 SF
AVAILABLE SF	3,170 SF
LOT SIZE	1.9 Acres
SIGNAGE	Building & Monument
PARKING	88 Spaces

PROPERTY HIGHLIGHTS

- Existing end-cap restaurant space available with Rock Road frontage.
- Property has ample parking, excellent building and monument signage, and growing traffic counts.
- Area neighbors include:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,465	27,456	46,963
Avg. HH Income	\$104,150	\$99,740	\$90,321
Median Age	38	39	39

TRAFFIC COUNTS

Along Rock Rd.	21,171 VPD
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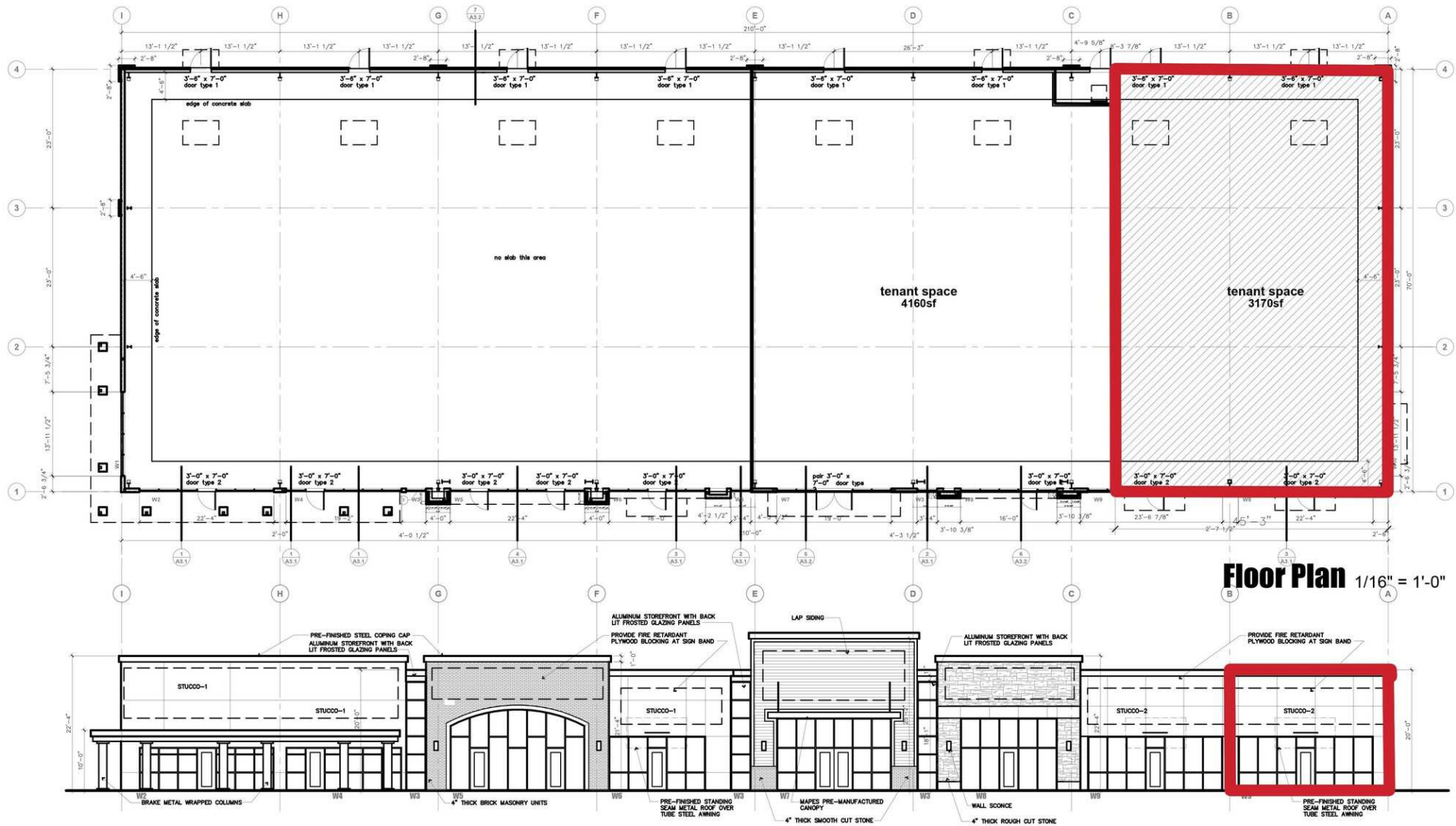
Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
WeigandCommercial.com

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WEIGAND
COMMERCIAL

FLOOR PLAN



Floor Plan 1/16" = 1'-0"



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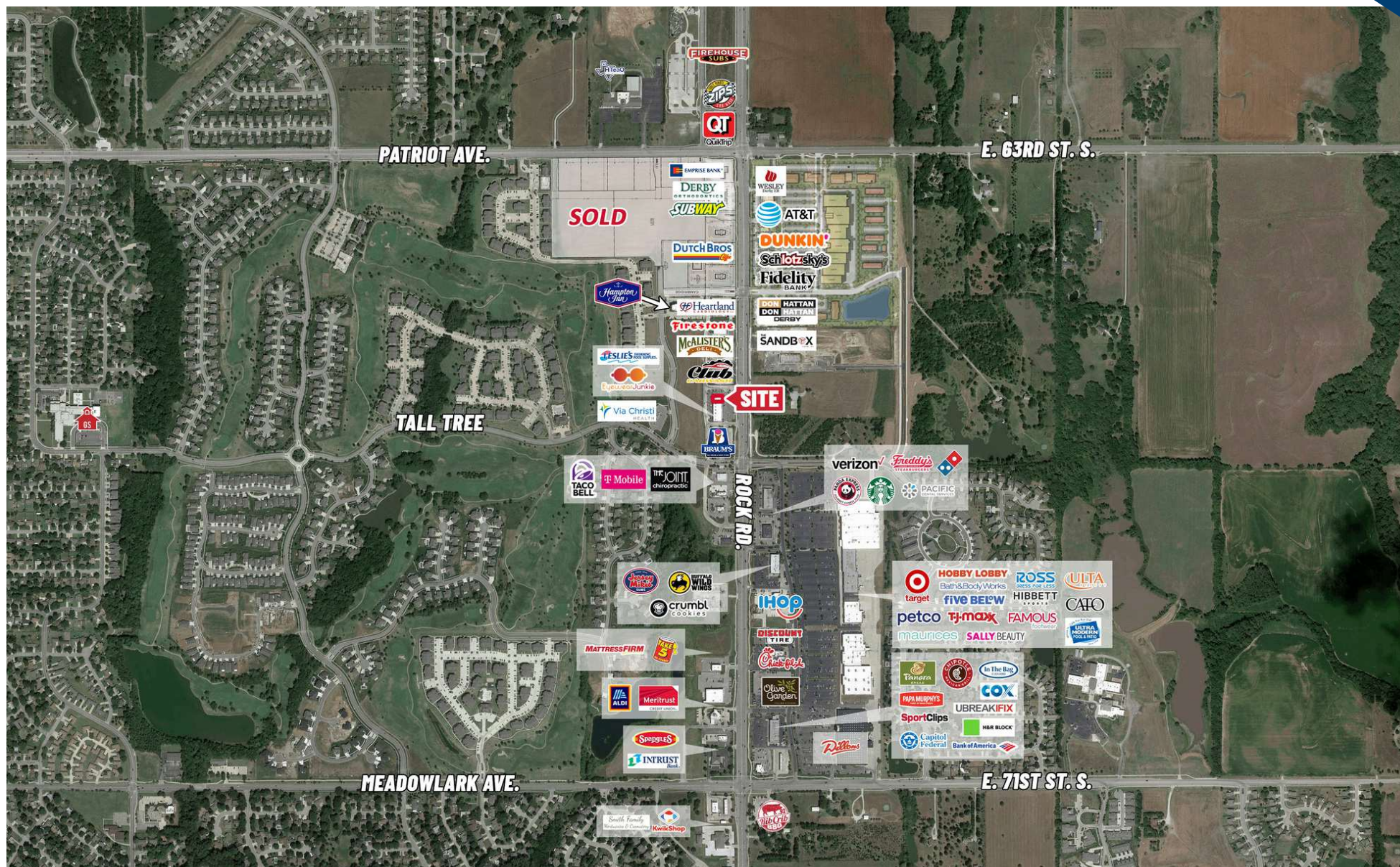
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AERIAL VIEW



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