



# DERBY MARKETPLACE

BUILD-TO-SUIT 1900 BLK. N. ROCK RD., DERBY, KS 67037



**LEASE RATE**  
CONTACT BROKER

**BUILDING SIZE**  
UP TO 40,000 SF

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

APPROX. 27,245 VPD @ ROCK RD. & TALL TREE

## PROPERTY HIGHLIGHTS

- Great opportunity to be located in Derby Marketplace, Derby's premier retail development
- Derby Marketplace is located along Derby's main commercial corridor, Rock Road.
- Big box build-to-suit opportunity up to 40,000± SF.

## MAJOR EMPLOYERS IN THE AREA

- Spirit AeroSystems (9,500 employees)
- McConnell Air Force Base (3,500 employees)
- USD 260 Derby School District (1,314 employees)



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

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

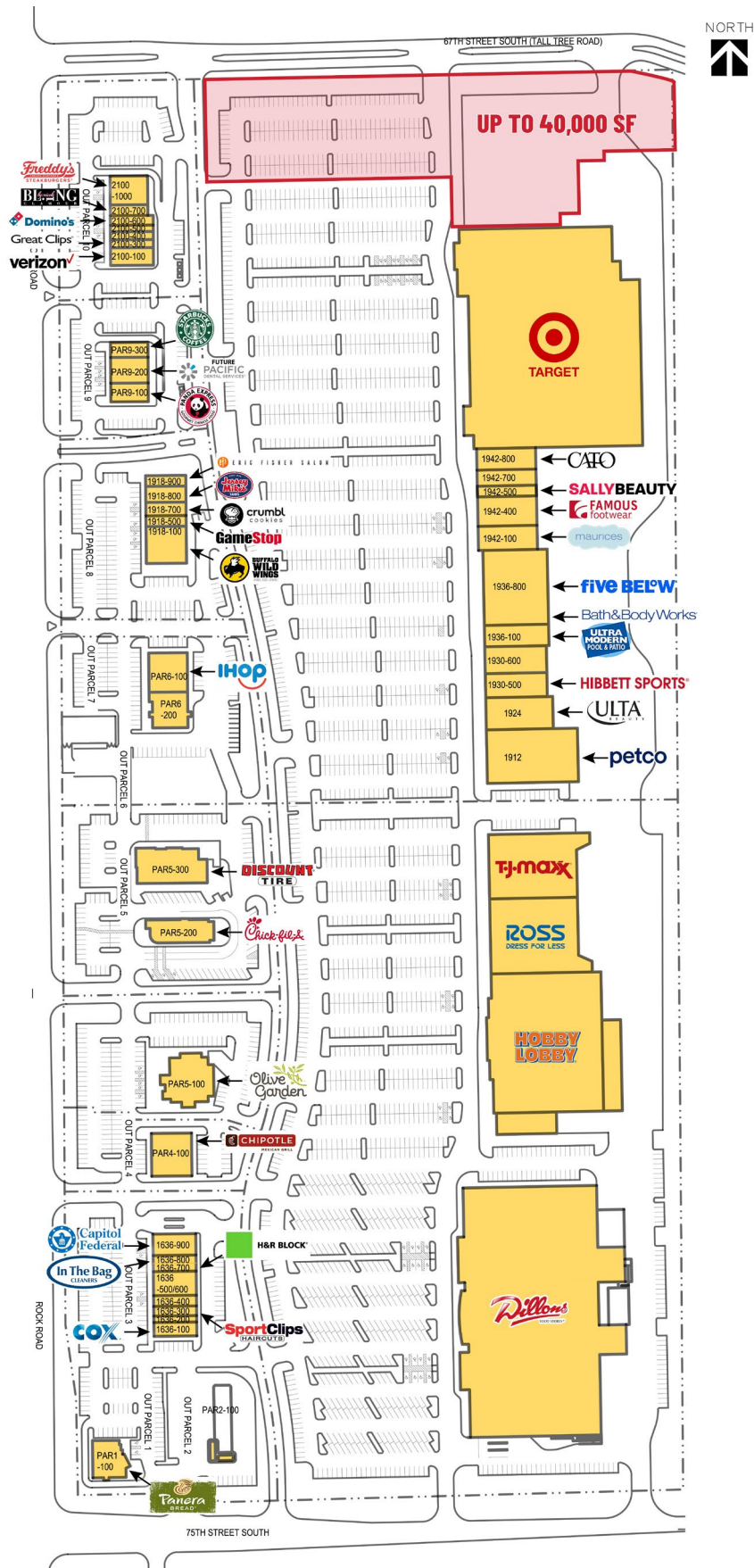


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