

DERBY RETAIL – INVESTMENT OPPORTUNITY

FOR SALE | 421-423 E. Madison, Derby, KS 67037



BUILDING SALE PRICE

\$310,000.00

SITE SF

9,378 SF

BUILDING SIZE

2,400 SF

YEAR BUILT

1968

ZONING

B-4

TAXES

GENERALS: \$4,273.32

SPECIALS: \$6.71

TRAFFIC COUNTS

10,917 VPD ON MADISON AVE.

PROPERTY HIGHLIGHTS

- Three flex rooms, a break room and a storage area.
- Building can be demised into two space for owner use and leasing.
- Two HVAC systems.
- Street and building signage.
- Front and rear parking with improved pavement.
- Great visibility and easy access from K-15/Baltimore.
- Close proximity to Madison Avenue Central Park, Derby City Hall and Westview Retirement Center.

DEMOGRAPHICS



POPULATION

1 MILE

3 MILES

5 MILES

8,985

28,623

53,658



AVG. HH INCOME

\$70,238

\$88,553

\$79,715



MEDIAN AGE

37.0

37.5

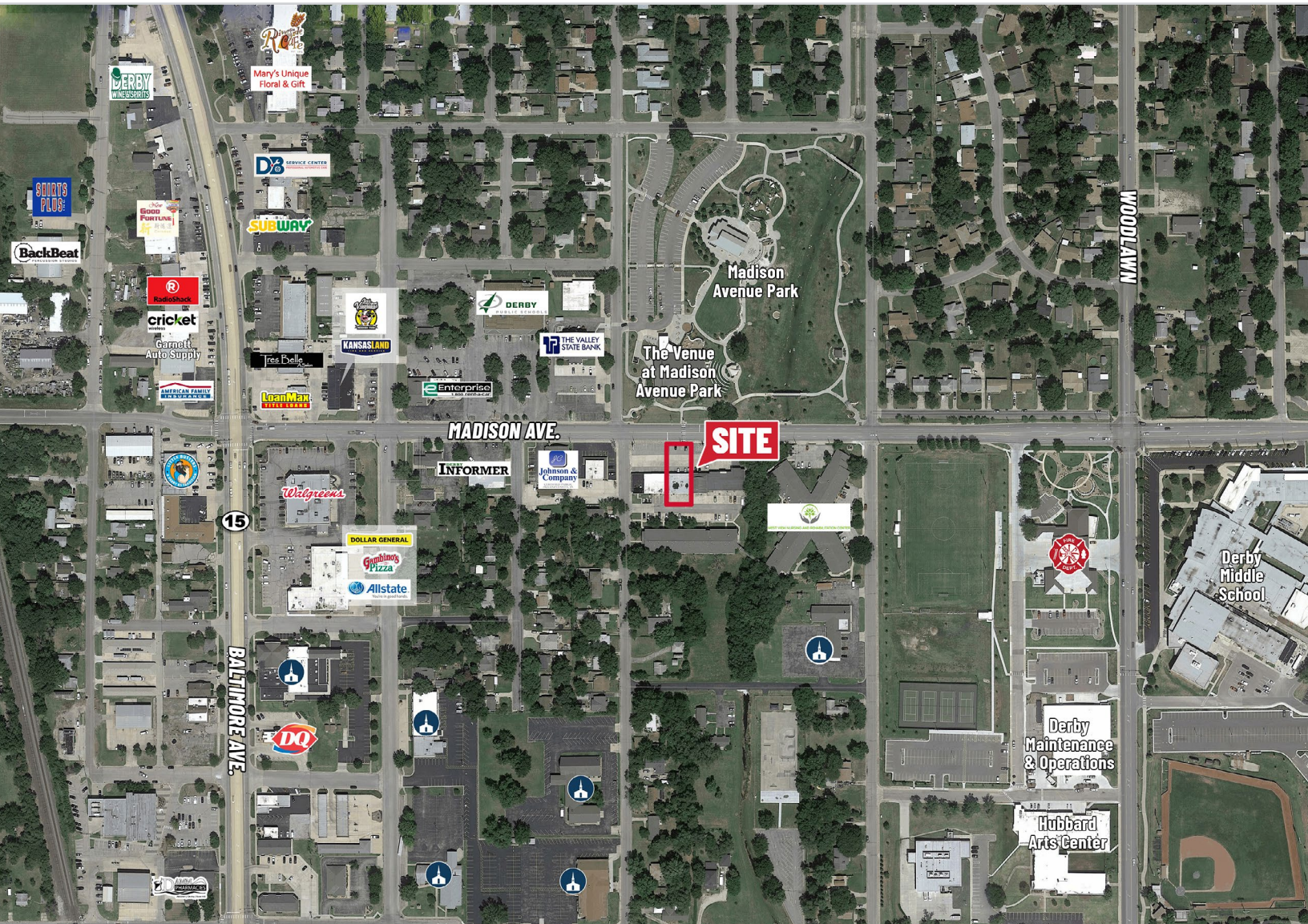
36.6



Offered exclusively by: **Mark Schroeder** | 316-292-3946 | mschroeder@weigand.com

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