



1861 E Madison Ave, Suite 100, Derby, KS 67037



AVAILABLE SPACE
1,500 SF - 3,000 SF



LEASE RATE
\$16/SF/YR



LEASE TYPE
NNN (\$6.78/SF/YR)



ZONING
Neighborhood Retail



HIGHLIGHTS

- Interior layout is flexible
- Space can be split in half
- Retail space with great visibility and ample parking.
- Monument signage visible from the intersection.
- Plumbing throughout the space is perfect for medical users.
- Interior layout is flexible and space can be subdivided.



LEVI ISEMAN

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InSite
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608 W DOUGLAS AVE, WICHITA KS
INSITERE.COM | 316-618-1100

AREA NEIGHBORS



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- Rock River Rapids Aquatic Park
- Credit Union of America
- Meritrust Credit Union
- Capitol Federal® Savings Bank
- INTRUST Bank
- Goodwill Industries of Kansas
- Kwik Shop
- ALDI
- Dillons
- Target
- Famous Footwear
- Five Below
- Security 1st Title
- Petco
- Ross Dress for Less
- Hobby Lobby
- Ulta Beauty
- T.J. Maxx
- Mattress Firm Derby
- Discount Tire
- Verizon
- T-Mobile
- Chick-fil-A
- Los Cocos
- Olive Garden
- Chipotle Mexican Grill
- Freddy's
- Spangles
- Village Inn
- RibCrib BBQ
- Panera Bread
- Wendy's
- Buffalo Wild Wings
- IHOP
- Panda Express
- Starbucks

DEMOGRAPHICS

3 mile radius

HOUSEHOLD INCOME
\$106,080

DAYTIME POPULATION
75,017

NO. OF BUSINESSES
2,942

TRAFFIC COUNT
Rock Rd: 25,420

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