

Rare End Cap with Drive Thru Capability

2701 North Rock Road
Derby, Kansas 67037
www.cbre.com



Property Highlights

- + 1,750 SF former Subway end cap with drive-thru
- + Situated along Rock Road, Derby's primary retail thoroughfare, with traffic counts exceeding 22,000 vehicles per day
- + Affluent customer base, with average household incomes exceeding \$88,000 within a three-mile radius
- + Derby continues to outpace regional growth with over 26,000 residents
- + Located amid a strong daytime population supported by major area employers, including Spirit AeroSystems and McConnell Air Force Base
- + Join a vibrant mix of neighbors, including HTeaO, Dutch Bros, McAlister's Deli, and Chick-fil-A



Rare End Cap with Drive Thru Capability

2701 North Rock Road | Derby, Kansas 67037

Aerial Map

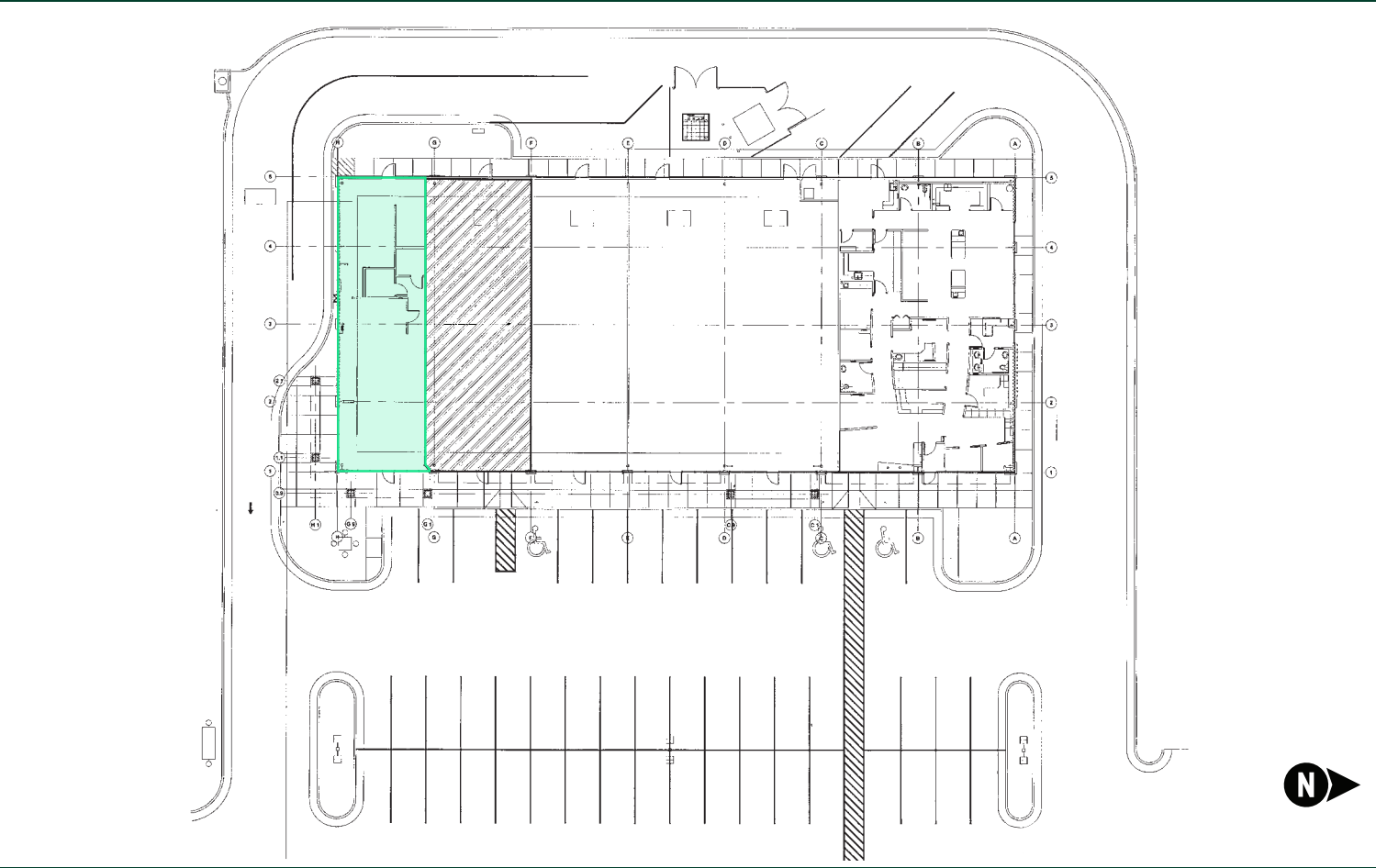


For Lease

Images



Floor Plan



Demographics	1 Mile	3 Miles	5 Miles
2025 Population	5,086	26,370	51,310
2025 Households	2,435	10,560	19,664
2025 Average Household Income	\$97,542	\$104,055	\$92,785
2025 Population 25 and Over	3,516	17,891	33,718

Contact Us

Beau Hudson
Vice President
+1 316 706 5500
beau.hudson@cbre.com

Lindy Beyer
Vice President
+1 816 448 1242
lindy.beyer@cbre.com

Matt Rau
Vice President
+1 314 650 4170
matt.rau@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.