



DERBY RETAIL/OFFICE

FOR LEASE SWc OF ROCK RD. & PATRIOT AVE., DERBY, KS 67037



SALE PRICE

LOTS AVAILABLE

LOT 16	151,000 SF (3.47± ACRES)
LOT 20	72,060 SF (1.65± ACRES)
LOT 21	67,490 SF (1.55± ACRES)

CONTACT BROKER

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	33.7	37.5	36.3

TRAFFIC COUNTS

PATRIOT AVE. (63RD ST. S.)	20,370 VPD
ROCK ROAD	27,245 VPD

PROPERTY HIGHLIGHTS

- Development land and retail pad opportunities available in Derby's main commercial corridor.
- The intersection of Rock Road and Patriot is one of Derby's busiest and fastest growing.
- Recent additions include the Field Station Dinosaur Park, three medical offices, Morgan's Steakhouse, Culver's, 7 Brew Coffee, and Chase Bank.
- Join area retailers:



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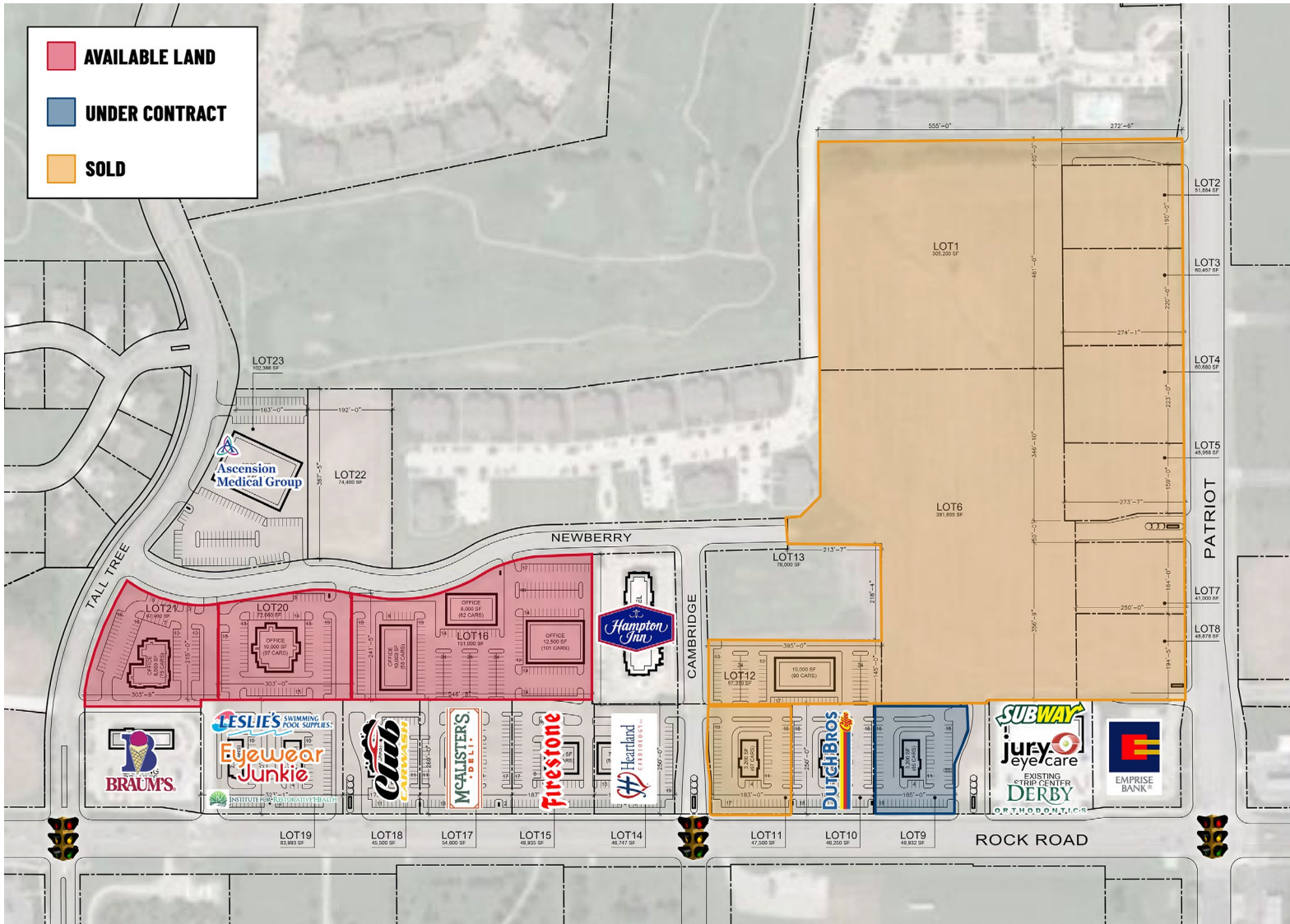
Weigand Real Estate - Commercial
Office: (316) 262-6400
Weigand.com

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WEIGAND
COMMERCIAL

SITE PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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WEIGAND

COMMERCIAL

AERIAL VIEW



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