

For Sale

Investment Property

Derby, Kansas



620 N. Rock Road

Derby, Kansas 67037

Property Highlights

- Building area: 36,566 SF
- Lot size: 4.85 acres
- Built in 2002
- Stabilized occupancy: 92%
- Tenants include: Dollar Tree, Hog-Wild-Pit BBQ, State of Kansas DMV, Mail Boxes Etc.
- Area retailers include: Papa John's, McDonalds, Arby's, Taco Bell, Madrocks, Casey General Store, Sonic, Fidelity Bank, Venus Bank and Pizza Hut
- 8% Cap Rate
- Rent Roll available upon request

Location Description

Located within the Rock Road corridor in one of the fastest growing retail submarkets in the Wichita MSA.

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,414	\$82,722
3 Miles	22,990	\$74,202
5 Miles	38,944	\$70,058

For more information

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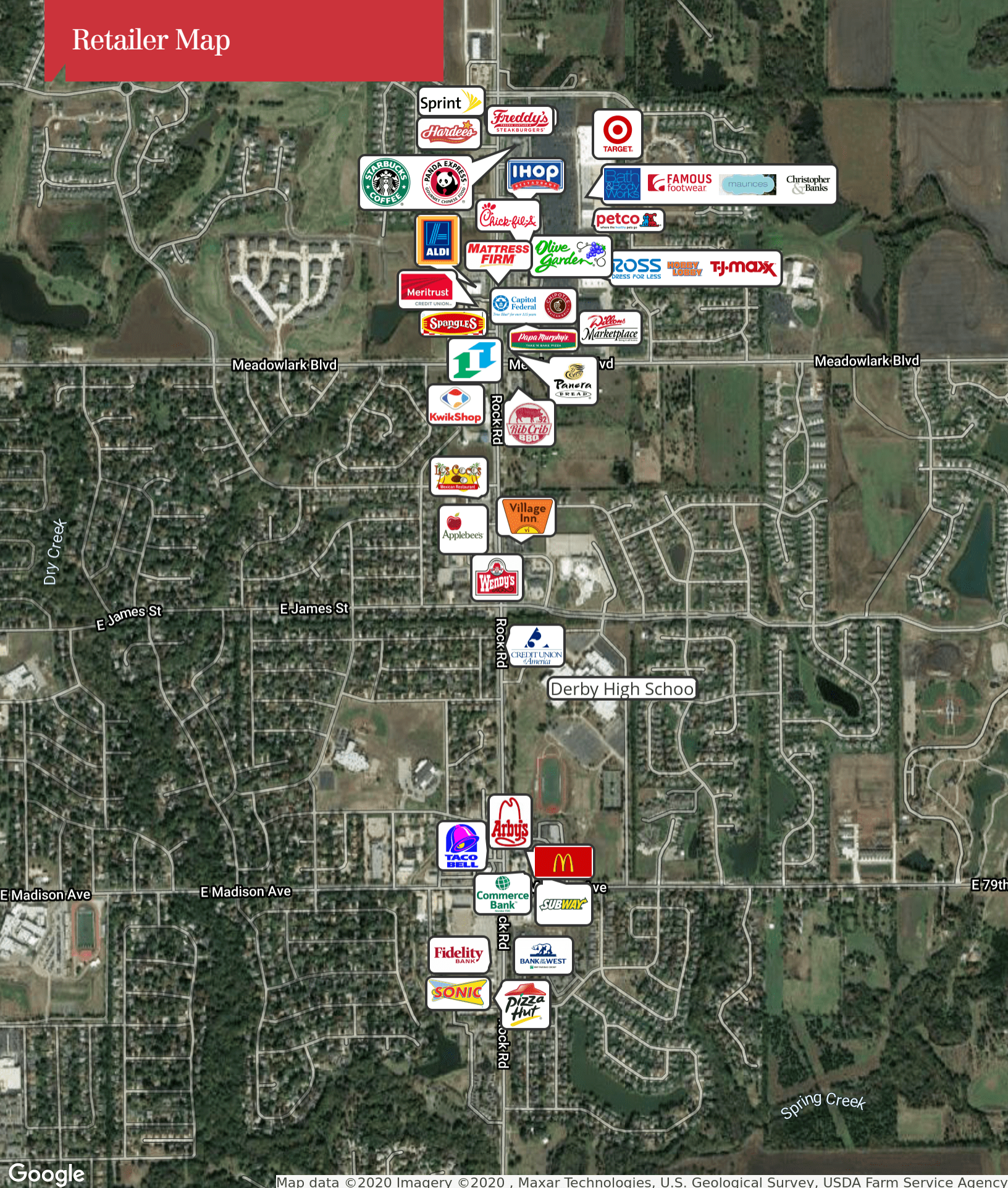
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Retailer Map



Google

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Additional Photos

