

FOR LEASE

Spring Creek Center



Rock Road and Madison

The Spring Creek retail development is conveniently located in the heart of Derby development. This high income, high growth area provides excellent opportunities.

- Location:** Rock Road & Madison Avenue, Derby, KS
- Space Available:** 1,000 - 4,800 sq. ft.
- Lease Rate:** Negotiable per sq. ft. NNN
- Demographics:** Estimated Average Household Income
1 Mile = \$82,988 3 Miles = \$74,958 5 Miles = \$71,151
- Signage:** Pylon Signage is available
- Major Tenants:** MADROCKS, K & S Liquor and Grene Vision
- Area Neighbors:** Dillon's Super Store, Blockbuster, Verizon Wireless, Hallmark, AT&T, Dollar Tree, McDonald's, Arby's, Subway and Rock River Rapids.

For More Information Contact:

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Occidental
MANAGEMENT
Where Ideas Take Flight
REAL ESTATE DEVELOPMENT



Hertz, Dollar Tree, Hallmark, Papa Murphy's, UPS Store, Supercuts, Cingular, Curves, Cartridge World

Spring Creek

General Demographics
 Spring Creek is located just east of the intersection of Rock Rd. And Madison.



Spring Creek

Phase I - 1861 E. Madison
 Phase II - 1821 E. Madison
 Derby, KS 67037
 Rev. 4-30-10

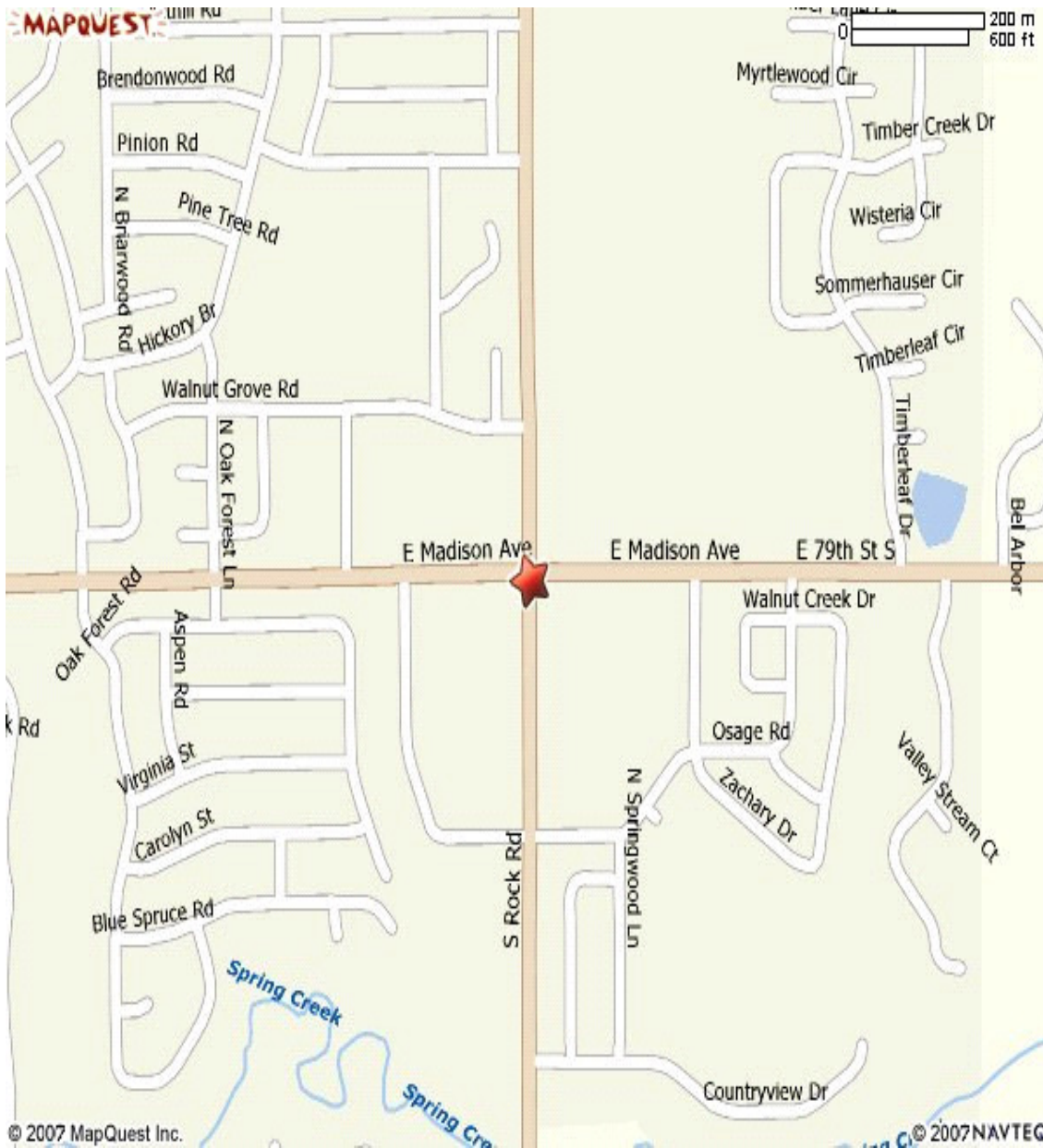
1 SITE PLAN
 0 10 20'



Ste.	LEASED
Ste.	LEASED
Ste.	LEASED
Ste.	LEASED
Ste. 500	1,600 sf.
Ste. 600	1,600 sf.
Ste. 700	1,600 sf.
Ste. 800	1,600 sf.
Ste.	LEASED
Ste.	LEASED
Ste. 1100	1,600 sf.
Ste. 1200	1,575 sf.
Ste.	LEASED
Ste.	LEASED
Ste.	LEASED
Ste.	LEASED

Ste. 100	LEASED
Ste. 200	LEASED
Ste. 300	LEASED
Ste. 400	LEASED
Ste. 500	1,000 SF
Ste. 600	LEASED

SPRING CREEK



Traffic counts for Madison and Rock Road as provided by City of Derby, September 2006.

Madison West Bound: 6,170
 East Bound: 10,330

Rock Road North Bound: 13,640
 South Bound: 18,035