

# 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:** \$12.00 per sq. ft. NNN
- Demographics:** Estimated Average Household Income  
1 Mile = \$81,174    3 Miles = \$73,583    5 Miles = \$70,129
- Signage:** Pylon Signage is available
- Major Tenants:** MADROCKS, Golf USA, 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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Hertz, Dollar Tree, Hallmark, Papa Murphy's, UPS Store, Supercuts, Cingular, Curves, Cartridge World

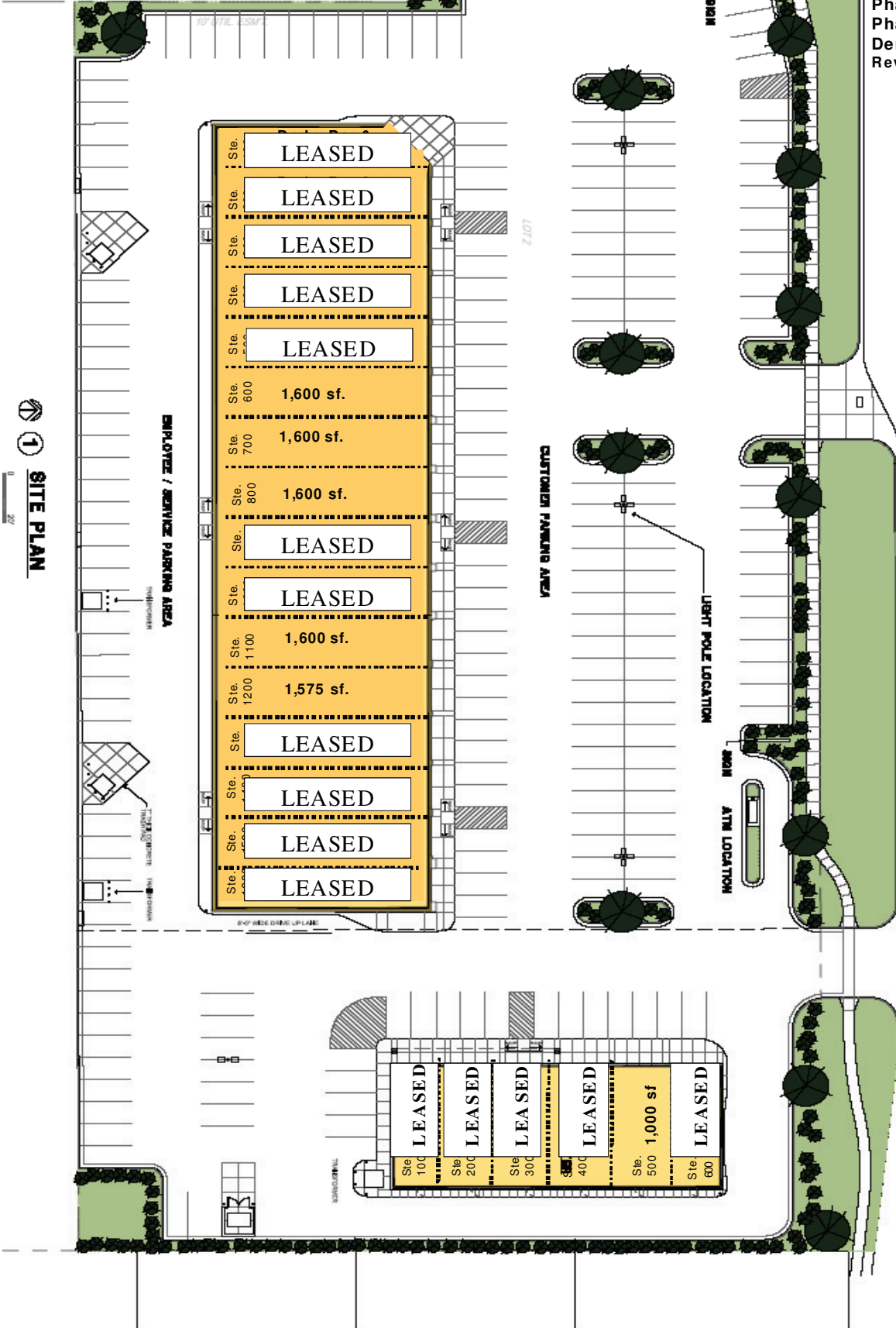
Spring Creek

**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 20'

EMPLOYEE / SERVICE PARKING AREA

CUSTOMER PARKING AREA

LIGHT POLE LOCATION

ATM LOCATION

MADISON AVENUE

PHASE TWO PHASE ONE

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