

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 - 3,175 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, Dwyer's Nifty Fifty, Golf USA, and K & S Liquor
- 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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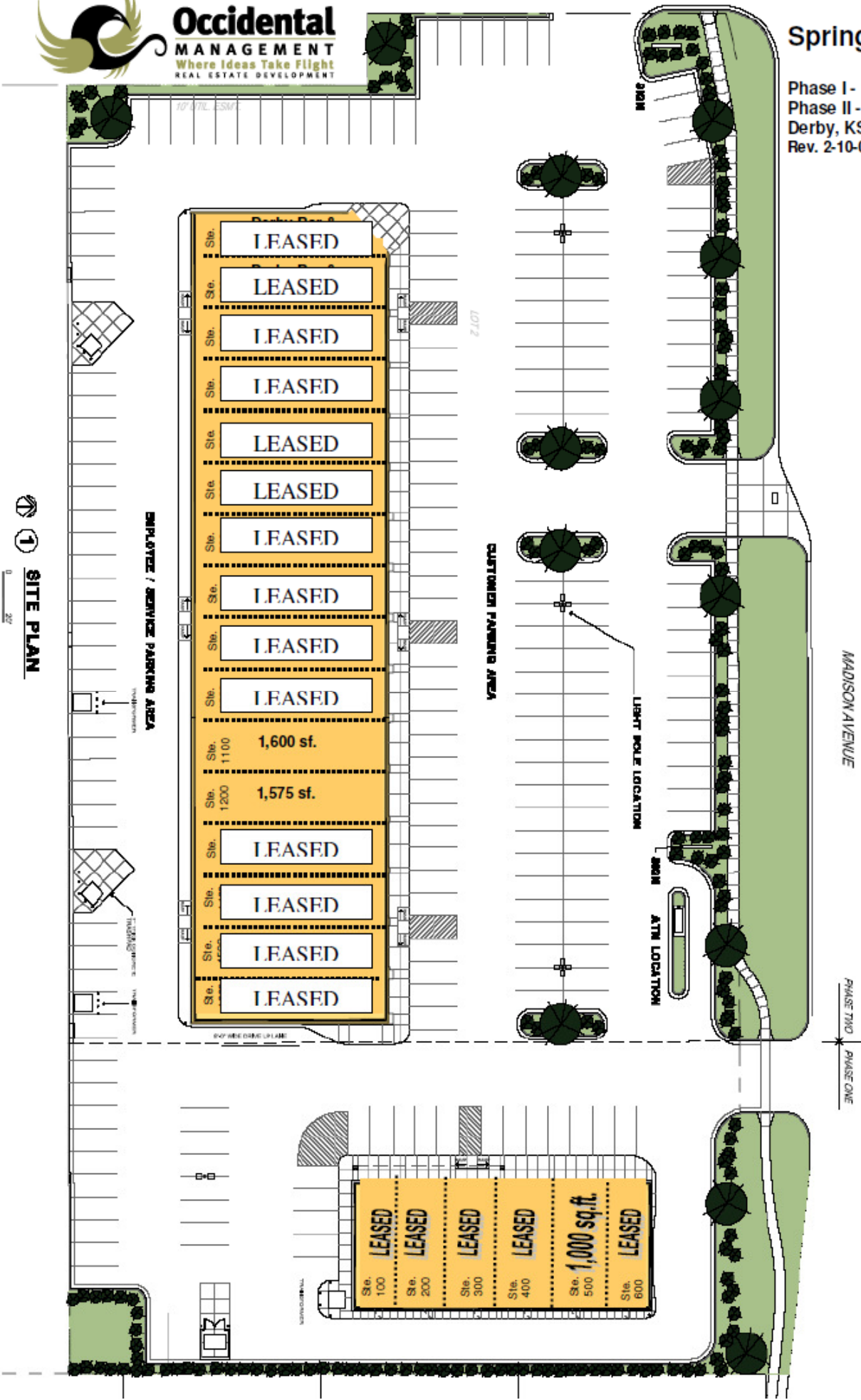
Occidental
MANAGEMENT
Where Ideas Take Flight
REAL ESTATE DEVELOPMENT



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

Spring Creek

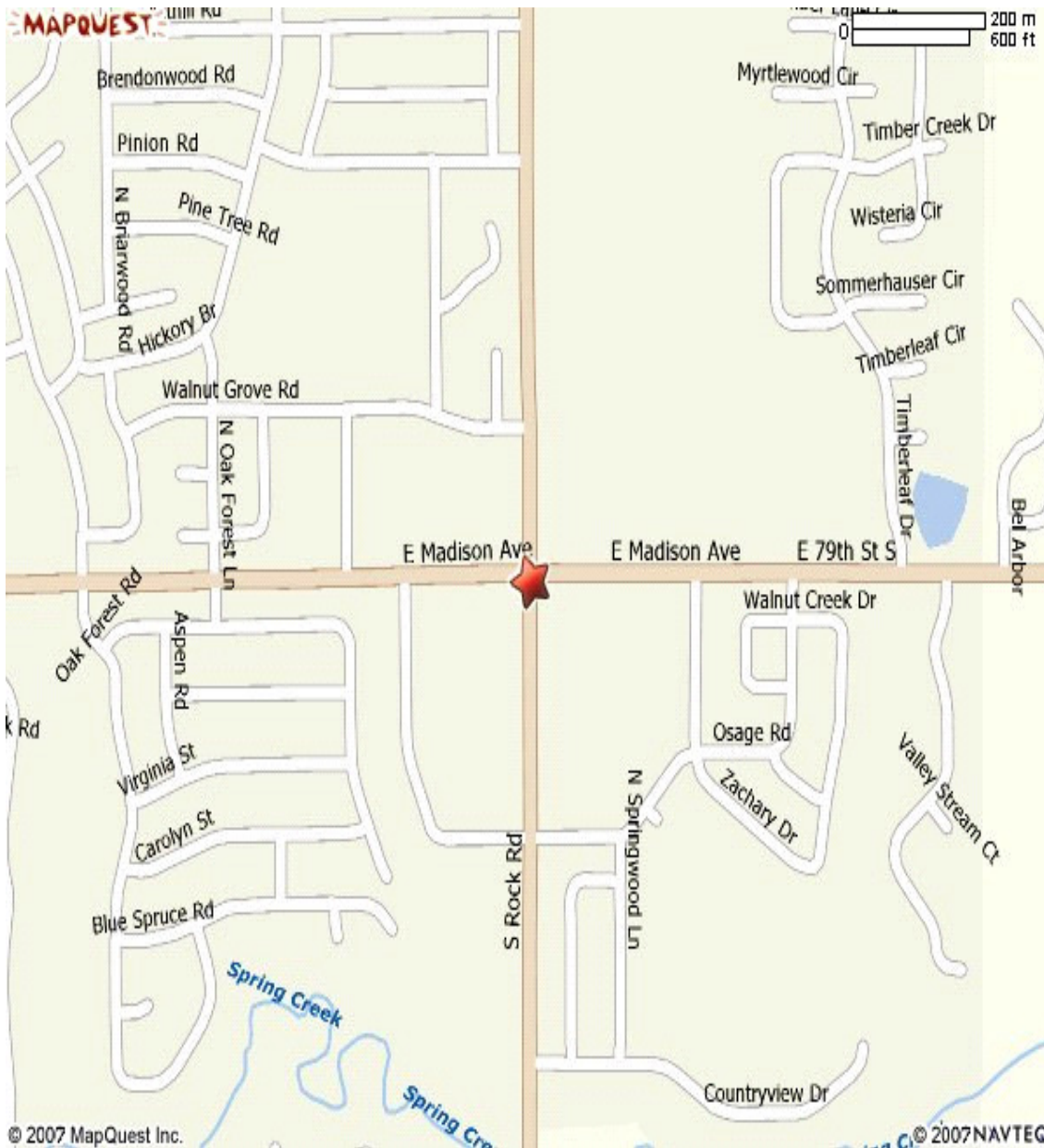
General Demographics
 Spring Creek is located just east of the intersection of Rock Rd. And Madison.



1 SITE PLAN

0 20'

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