



FOR SALE/LEASE

MULTI-TENANT BUILDING FOR SALE/LEASE:

- Main Floor: 9,784 SF
 - Divisible to 2,500-4,000 SF
- Basement: 6,920 SF—additional space
- Perfect location for a specialty medical user
- Strong medical office area
- Former accredited surgery center

1101 N ROCK ROAD
DERBY, KS 67037

CONTACT:

Ross Goyer
EVP, Brokerage
(317) 288-9011
rgoyer@cciin.com

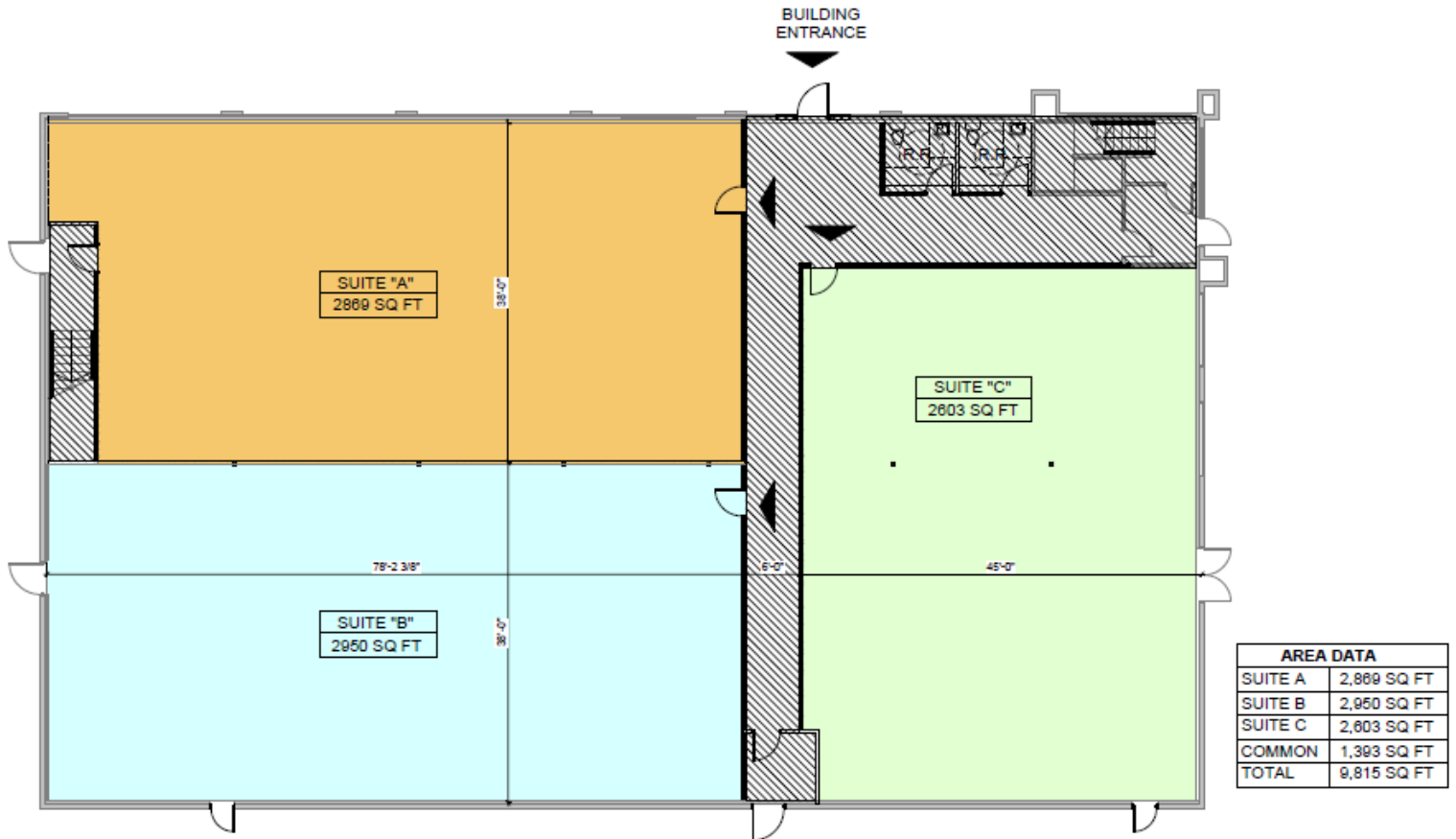
CORNERSTONE COMPANIES, INC.

8902 N Meridian Street
Suite 205
Indianapolis, IN 46260



For more, visit: CornerstoneCompaniesInc.com

CONCEPTUAL FLOOR PLAN



DERBY MED PROPOSED TENANT PLACE



For more, visit: CornerstoneCompaniesInc.com

DEMOGRAPHICS

KEY FACTS

42,232

Population

37.4

Median Age



15,422

Households

\$56,583

Median Disposable
Income

INCOME



\$70,614

Median
Household Income



\$32,482

Per Capita
Income



\$194,219

Median Net
Worth

ANNUAL SPENDING



Apparel & Services



Personal Care



Health Care



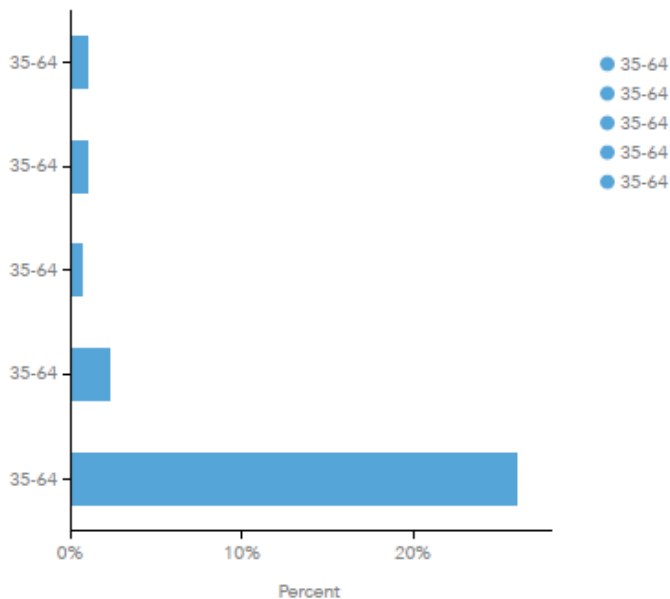
Dinner



Education

0 2,000 4,000 6,000

HEALTH CARE SPENDING



HEALTH CARE EXPENDITURES



\$4,087

Annual Health Insurance
Expenditures



\$2,104

Medical Care



For more, visit: CornerstoneCompaniesInc.com