

Vacant Car Wash

2825 N Rock Rd | Derby, KS 67037

Car Wash Investment Opportunity

Offering Memorandum



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Property Overview

2825 N Rock Rd
Derby, KS 67037



Investment Highlights

Vacant Investment Opportunity

±0.78 AC
Lot Size

2013
Year Built

±13,905
VPD

Property Highlights

- **Owner/User Opportunity** Vacant former Zips Car Wash offered with both real estate and business assets, creating a direct path for re-flagging or owner-operator launch. The site currently features a 2,937 SF building with a 100-ft express tunnel, 2 POS pay lanes, and 8 dedicated vacuum stalls
- **Modern Functional Site Plan** - Built in 2013 on 0.78 AC, the property was designed for efficient vehicle ingress, stacking, queuing, and vacuum circulation, along with dual POS lanes
- **Upside Opportunity** - This is a strong opportunity to purchase a foundation with upside at a discounted price rather than the cost of a new build
- **Prime Derby Retail Corridor** - Positioned on N Rock Rd with ±13,905 VPD and near the E Patriot Ave signalized junction with ±13,130 VPD, just north of Target, Dillons Marketplace, Hobby Lobby, TJ Maxx, Ross, Petco, and ALDI
- **Active Growth Corridor** - Rock Rd is one of Derby's fastest-growing retail corridors, with recent and pending openings including Chicken Salad Chick, Andy's Frozen Custard, 7 Brew Coffee, and Culver's, plus new medical anchors and senior housing nearby adding rooftops and daily traffic to the trade area





Derby Market Place

TARGET Bath & Body Works
FAMOUS footwear **petco**
Chick-fil-A **TJ-maxx**
HOBBY LOBBY **ROSS** DRESS FOR LESS
Dillon's **Freddy's**

Derby High School
±2,172 Students

The Trails at Derby Apartments
±444 Units

DON HATTAN
Ford

SANDBOX

Fidelity
BANK

DUNKIN'

CHICKEN SALAD
CHICKS

WESLEY
Healthcare

INTRUST
Bank

ALDI

LESLIE'S

Firestone

Hampton
by Hilton

Dutch Bros

Valvoline

ICTeeth
PEDIATRIC DENTISTRY

EMPRISE BANK

E Patriot Ave ± 13,130 VPD



Derby Development Land | Rock Road & Patriot
Coming Soon | ±24 Acres of commercial development sites

McConnell Air Force Base
±5,800 Employees
±5 Miles Away

S Rock Rd ± 13,905 VPD

QT
QuikTrip

Destination Dr

Subject Property

S Rock Rd ± 13,905 VPD



Destination Dr



2825 N Rock Rd
Derby, KS 67037

\$2,500,000
List Price

Type of Sale Business and Real Estate

Car Wash Type Express

Lot Size ±0.78 AC

GLA ±2,937 SF

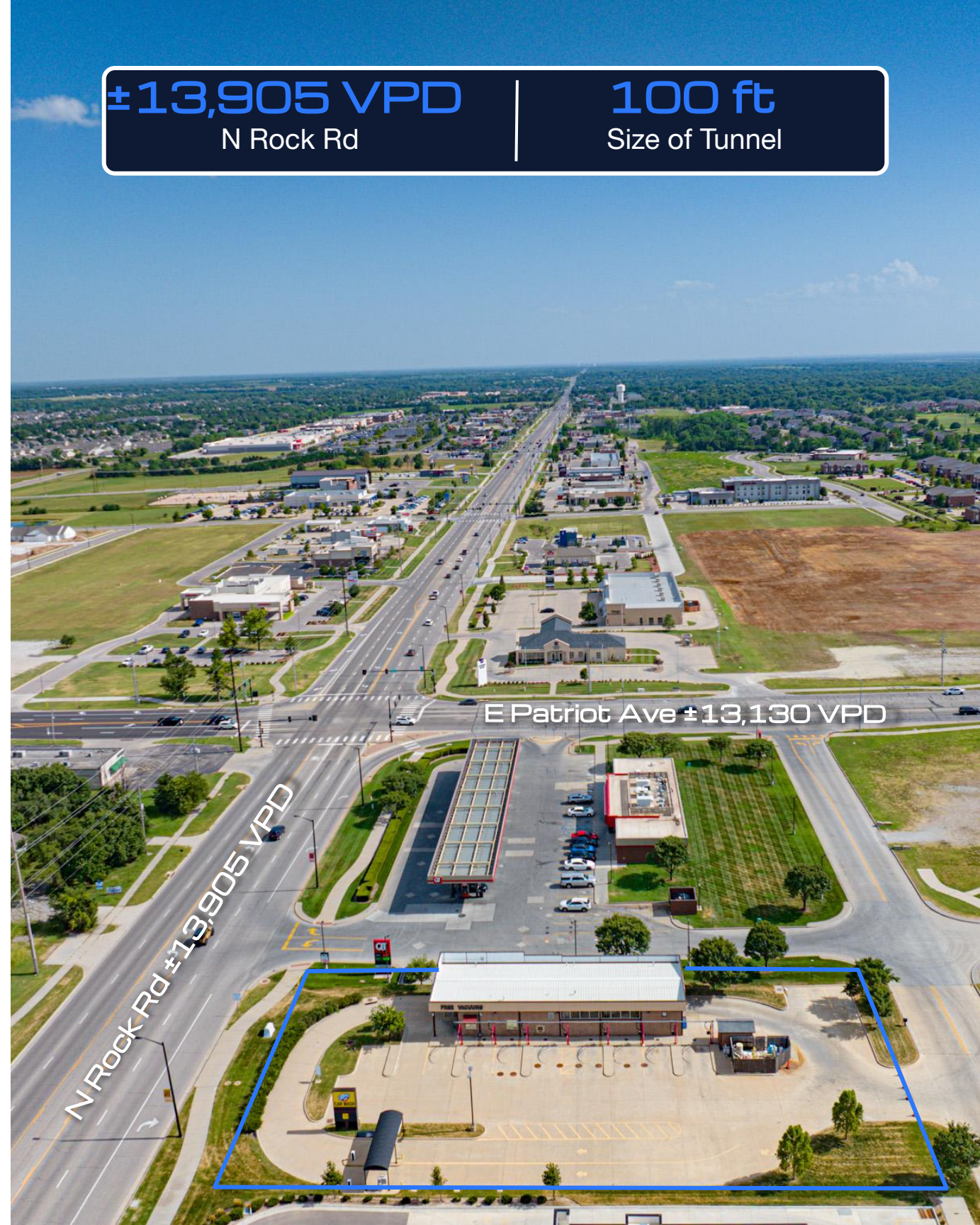
Year Built 2013

of Vacuums 8

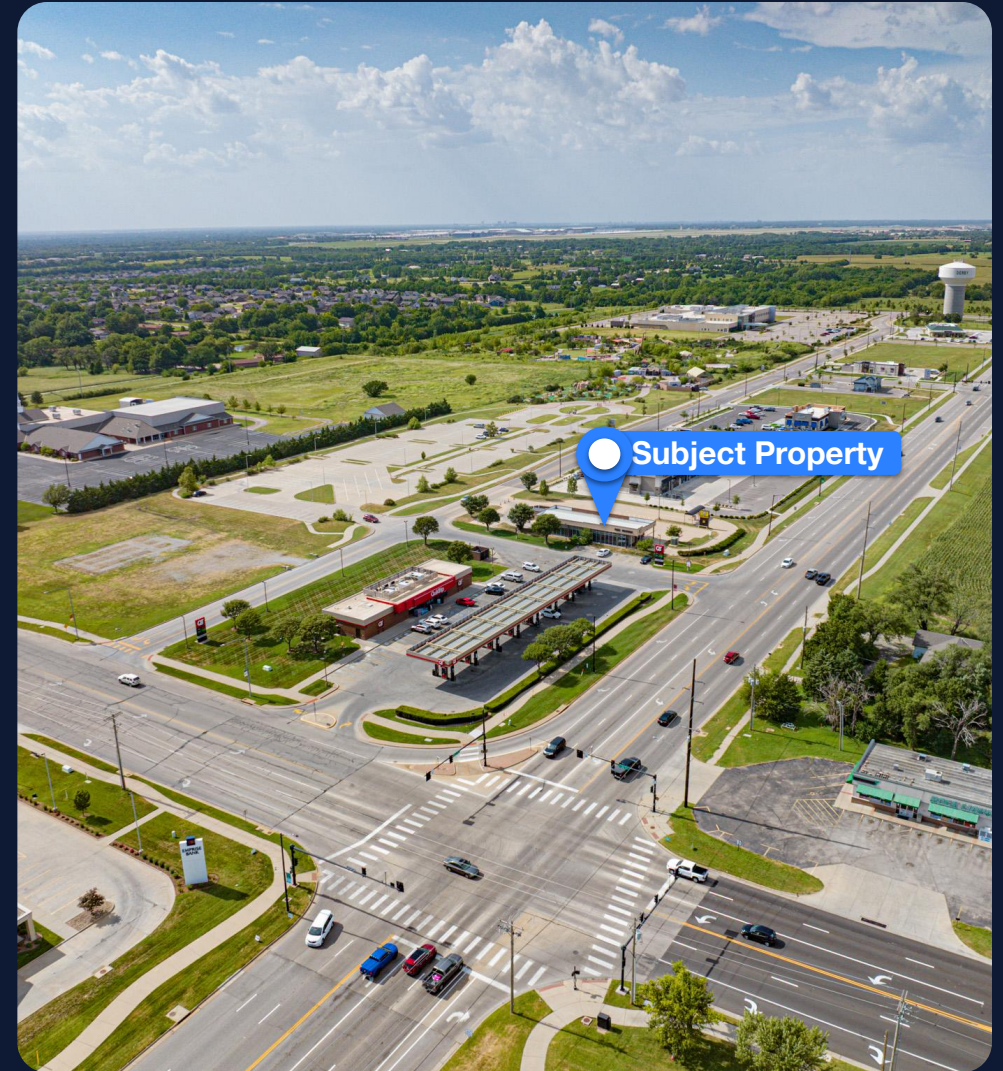
POS Stations 2

±13,905 VPD
N Rock Rd

100 ft
Size of Tunnel



Property Photos



Market Overview

2825 N Rock Rd
Derby, KS 67037

Wichita, KS MSA



Derby, KS

Local Market Overview

Derby is one of the fastest-growing communities in the Wichita metropolitan area, benefiting from steady residential expansion, strong household incomes, and a highly educated workforce. The city has evolved into a primary destination for families and professionals seeking newer housing, quality schools, and convenient access to major employment centers throughout Sedgwick County. Household incomes significantly exceed state averages, while continued residential development has expanded the consumer base supporting neighborhood and regional retail.

For retailers, Derby offers an attractive combination of stable demographics, limited direct competition, and excellent regional accessibility. The city's location near K-15, U.S. 400/K-54, Interstate 35 (Kansas Turnpike), and Wichita Dwight D. Eisenhower National Airport strengthens consumer access and commuter traffic. Ongoing mixed-use development, expanding rooftops, and strong retail spending continue to support demand for grocery-anchored centers, restaurants, service-oriented businesses, and national retailers. As Derby continues to capture population growth from the Wichita metro, the city's retail fundamentals remain supported by increasing purchasing power and a diversified regional economy.

The Wichita metropolitan economy generates an estimated \$40B+ in annual GDP, supported by aerospace manufacturing, healthcare, logistics, finance, education, and professional services. This diversified employment base provides long-term stability for retail demand while Derby continues to capture residential and commercial growth within the metro area.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,090	25,656	51,738
Current Year Estimate	4,948	25,418	51,403
Growth Current Year-Five-Year	2.86%	0.94%	0.65%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,501	10,552	20,149
Current Year Estimate	2,428	10,398	19,908
Growth Current Year-Five-Year	3.01%	1.48%	1.21%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$98,939	\$108,669	\$99,544

Wichita, KS MSA

397,000

Total Population

205,000

Employed Population

6%

Retail Vacancy

\$40B+

Regional GDP



Beech Factory Airport ±9 Miles From Subject Property

Local Market Overview

Wichita serves as the economic center of south-central Kansas and remains one of the Midwest's strongest manufacturing and logistics hubs. Known as the "Air Capital of the World," the city's economy is anchored by aerospace manufacturing, healthcare, education, logistics, and professional services. Its central U.S. location, interstate connectivity, rail access, and Wichita Dwight D. Eisenhower National Airport support efficient regional distribution and business operations. Employers continue to benefit from Wichita's skilled labor force, competitive operating costs, and business-friendly environment.

The city also offers a growing mix of residential development, entertainment districts, and outdoor amenities that support long-term population stability and workforce retention. Downtown revitalization efforts, the Arkansas River corridor, and expanding suburban communities continue to attract investment activity across multiple commercial real estate sectors. Affordable housing and lower overall living costs further position Wichita as an attractive Midwestern market for businesses and investors.

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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