

# ANDOVER RETAIL WITH SHOWROOM FOR SALE

736 N. Andover Rd., Andover, KS 67002





**SALE PRICE:**  
**\$1,500,000**



<b>BUILDING SIZE:</b>	9,549 SF
<b>LOT SIZE:</b>	1 Acres
<b>YEAR BUILT:</b>	2017
<b>ZONING:</b>	B-3
<b>2022 TAXES:</b>	\$54,110.96
<b>PARKING:</b>	Doorside Spaces
<b>OVERHEAD DOOR:</b>	1 (16')

## PROPERTY HIGHLIGHTS

- Currently owner occupied, owner is wanting to stay for a period of time in 5,000 SF.
- Ceiling height 20' on front, 17' on back.
- Building can be split into 4 different sections.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
 <b>POPULATION</b>	4,496	14,145	21,200
 <b>AVG. HH INCOME</b>	\$101,724	\$112,701	\$125,114
 <b>MEDIAN AGE</b>	37.8	35.6	38.3
TRAFFIC COUNTS			
 <b>ANDOVER RD. &amp; CENTRAL AVE.</b>	21,291 VPD		



Offered exclusively by: **Morrie Sheets**  
316-292-3972 | msheets@weigand.com

**Ben Suellentrop**  
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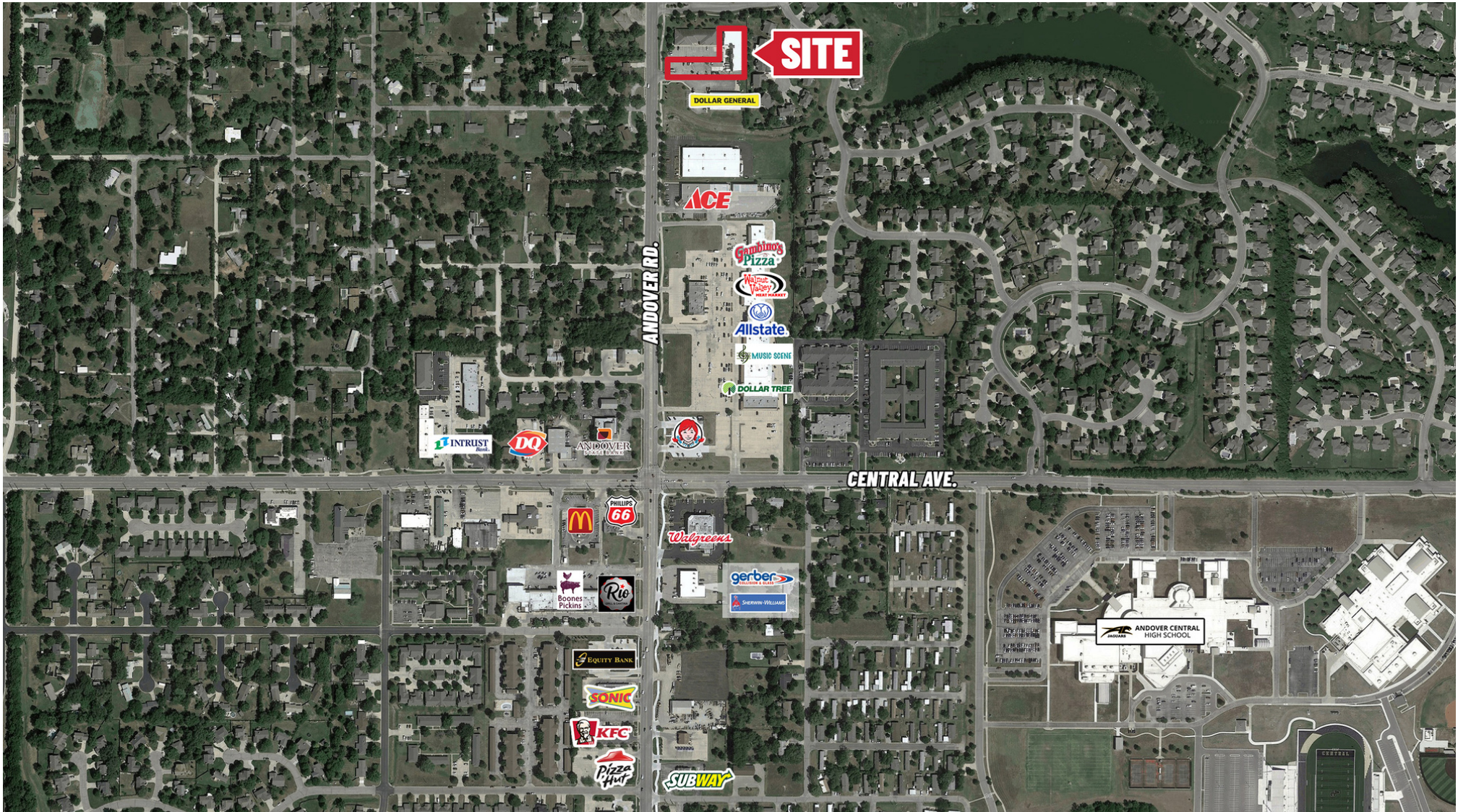
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