



SALES/SERVICE BUILDING ON 3.56 +/- ACRES

FOR LEASE 1523 W. LEDGERWOOD DR., ANDOVER, KS 67002

LEASE RATE

Contact Broker

BUILDING SIZE

16,000 SF

LOT SIZE

3.56 Acres

YEAR BUILT

1993

ZONING

B-5

POWER

400A / 3P

CEILING HEIGHT

18'

OVERHEAD DOORS

8-12' X 14'

PROPERTY HIGHLIGHTS

- Fantastic visibility and signage on Kellogg / US 54 / US 400 near the signalized intersection of 159th and Kellogg.
- Formerly an RV sales center.
- Additional parking area available to the west of the building.
- Access off Ledgerwood Dr.

DEMOGRAPHICS



Population

1 MILE

4,516

3 MILES

31,055

5 MILES

65,991



Avg. HH Income

\$136,365

\$138,105

\$128,762



Median Age

39

40

39

TRAFFIC COUNTS



Along US 54/400

12,027 VPD



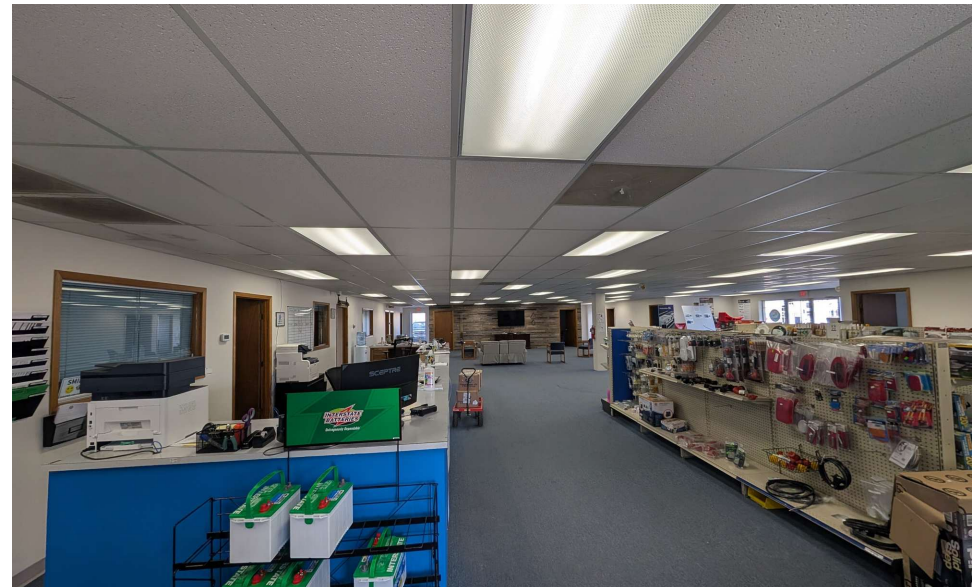
Ben Gartner, CCIM | 316.292.3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
 150 N. Market St., Wichita, KS 67202
 WeigandCommercial.com

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PROPERTY PHOTOS



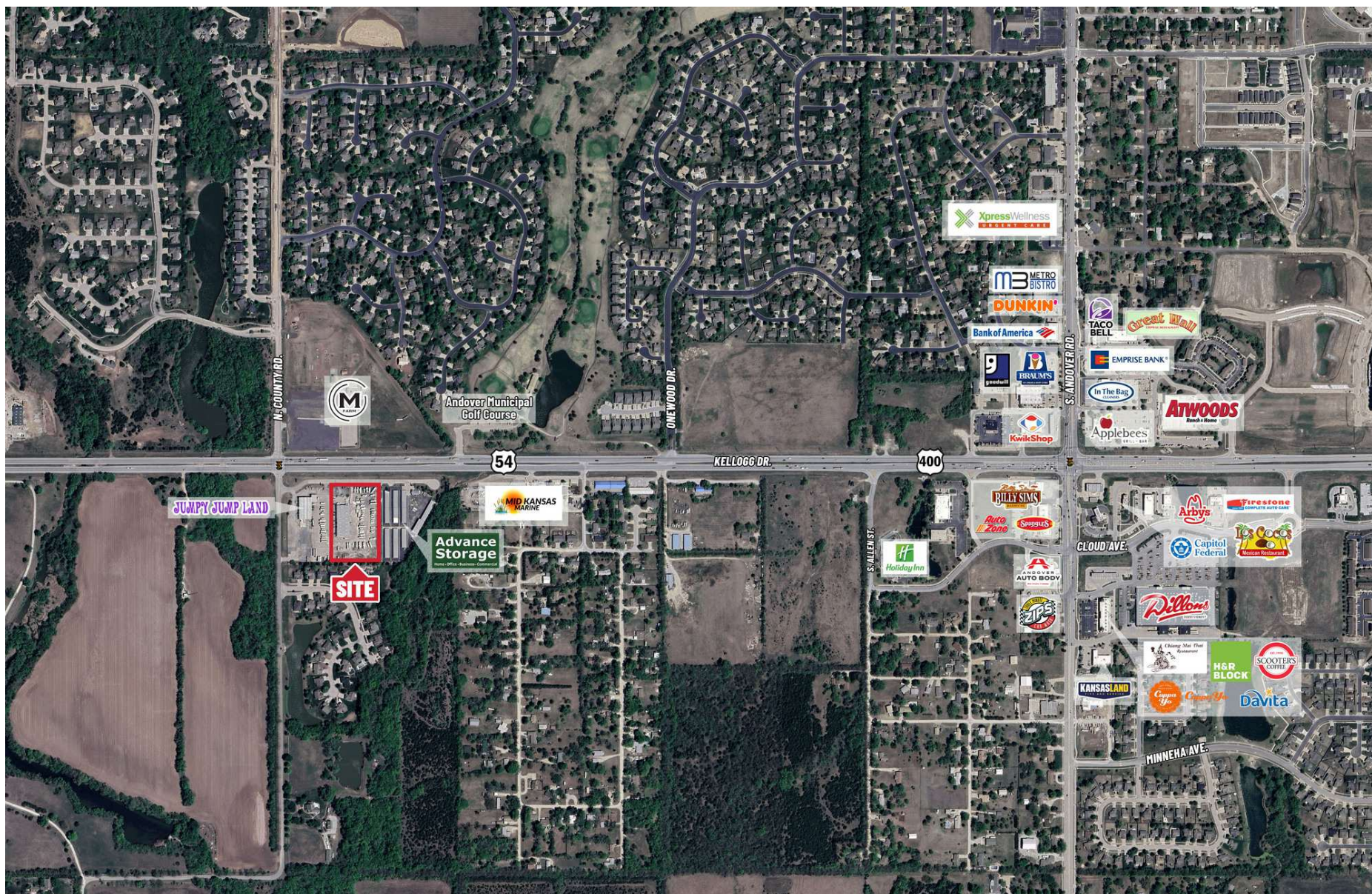
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AERIAL VIEW



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