

FOR LEASE
ANDOVER RETAIL CENTER
 229 N. Andover Rd. | Andover, Kansas



Lease Rate: \$12.00/SF, NNN

Building Size: 13,000 SF
 Suite 200: 1,750 SF
 Suite 300: 3,348 SF

Zoning: B-3 Central Shopping

Parking: 75 Spaces

Traffic Counts:
 18,875 VPD along Andover Rd.

Estimated NNN: \$6.05/SF

Highlights:

- Great retail or office opportunity along Andover Road.
- Excellent signage visibility with both building and monument space available.
- Neighboring tenants include: Verizon, Super Cuts, Papa Murphy's, Cell Phone Repair and nail salon.



Demographics	1 Mile	3 Miles	5 Miles
Population	7,116	24,173	44,040
Avg. HH Income	\$101,308	\$108,018	\$116,333
Median Age	36.5	38.3	38.0

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AERIAL VIEW

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