

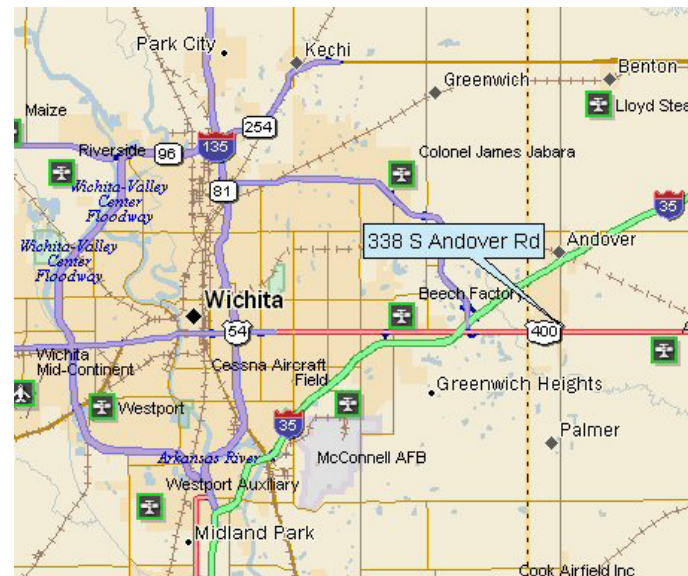


## 338 S Andover

Andover, Kansas 67002

### Property Features

- Building size: 11,700 SF
- Maximum contiguous is 7,932 SF
- Suites
  - Suite A: 4,989 SF (Former Blockbuster)
  - Suite B: 2,000 SF
  - Suite C: 943 SF
  - ~~Suite E: 1,127 SF LEASED~~
- Built in 1998
- Located on the northeast side of the intersection of Highway 54 in Andover's retail corridor
- 41,183 VPD at US Highway 54 & Andover Road
- Area users include: Atwoods, Taco Bell, Papa John's, Bank of America, Braum's, Dillons and Applebee's
- Major tenants: Caribbean Sun Tanning and Great Wall
- Lease rate: \$10.00 PSF, NNN  
(Est NNN: \$3.99/SF)



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### 2012 Demographics

Population	Households	Average HH Income
■ 1 Mile: 6,257	■ 1 Mile: 2,284	■ 1 Mile: \$81,132
■ 3 Mile: 20,703	■ 3 Mile: 7,242	■ 3 Mile: \$101,394
■ 5 Mile: 40,284	■ 5 Mile: 13,900	■ 5 Mile: \$96,533

Available  
**Former  
BlockBuster**  
Andover, Kansas

# NAI Martens



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