

FOR SALE

AVAILABLE



KELLOGG & ANDOVER RD DEVELOPMENT LAND

East of 622 E Cloud Ave

PROPERTY INFO

 **LOT AVAILABLE**
42,000 SF

 **SALE PRICE**
\$14/SF

 **ZONING**
Urban District

HIGHLIGHTS

- Highly desirable development land for sale
- Prime location, off of Kellogg
- Property located near a strong retail trade area with Dillon's as an anchor tenant
- Located in close proximity to the Andover YMCA, which brings in thousands of members daily, and additional traffic on the weekends related to sports tournaments
- Directly across from The Heritage Commons
- Andover school, strong demographics, ideal location and visibility make these lots the perfect location for multiple business types

CONTACT

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InSite
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AREA NEIGHBORS

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- Andover YMCA
- The Heritage
- Dillons Marketplace
- Meritrust Credit Union
- Bank of America
- Emprise Bank
- Firestone Complete Auto Care
- Arby's
- Dunkin'
- Taco Bell
- Braum's Ice Cream
- Spangles
- Scooter's Coffee
- Atwoods of Andover
- Capitol Federal® Savings Bank
- Kwik Shop
- AutoZone
- Applebee's Grill + Bar
- Goodwill Industries of Kansas
- Fiber Tech

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
AVG. HOUSEHOLD INCOME	\$97,120	\$128,711	\$132,898
POPULATION	5,862	24,202	49,452
NUMBER OF HOUSEHOLDS	1,106	5,972	18,892
TRAFFIC COUNT	Kellogg/US-54: 21,400		

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