

SPACE FOR LEASE

118 E 13th St
Andover, KS
67002



AVAILABLE SPACE
± 2,250 sq. ft.

BUILDING SIZE
± 17,000 sq. ft.

LEASE RATE
\$10 per sq foot

LEASE TYPE
Modified Gross

PROPERTY HIGHLIGHTS

- Located at the active intersection of 13th St and Andover Rd.
- Nearby neighbors include: Butler County Community College, Sherwin Williams, 13th St. Sports Park, & USD 385 schools.
- Excellent accessibility and visibility.
- Rollup Door: 12' wide x 14' tall
- 1 Bathroom and 1 Office/Workroom
- Includes a gas heater.
- Ceiling height: 19'-22'
- Signage - monument and building face available.



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AREA DETAILS



TRAFFIC
COUNT
26,975



POPULATION
(5 MI)
48,346



AVERAGE HH
INCOME (5 MI)
\$120,688



AVERAGE AGE
(5 MI)
39.64

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