



LANDMARK
COMMERCIAL



PERGOLA PLACE RETAIL SPACE FOR LEASE

229 N ANDOVER RD, ANDOVER, KS 67002

ZACH ZERBE | 316.841.4964 | www.landmarkrealestate.net | ROC CYPHERT | 316.847.2689

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

SUITE 600A

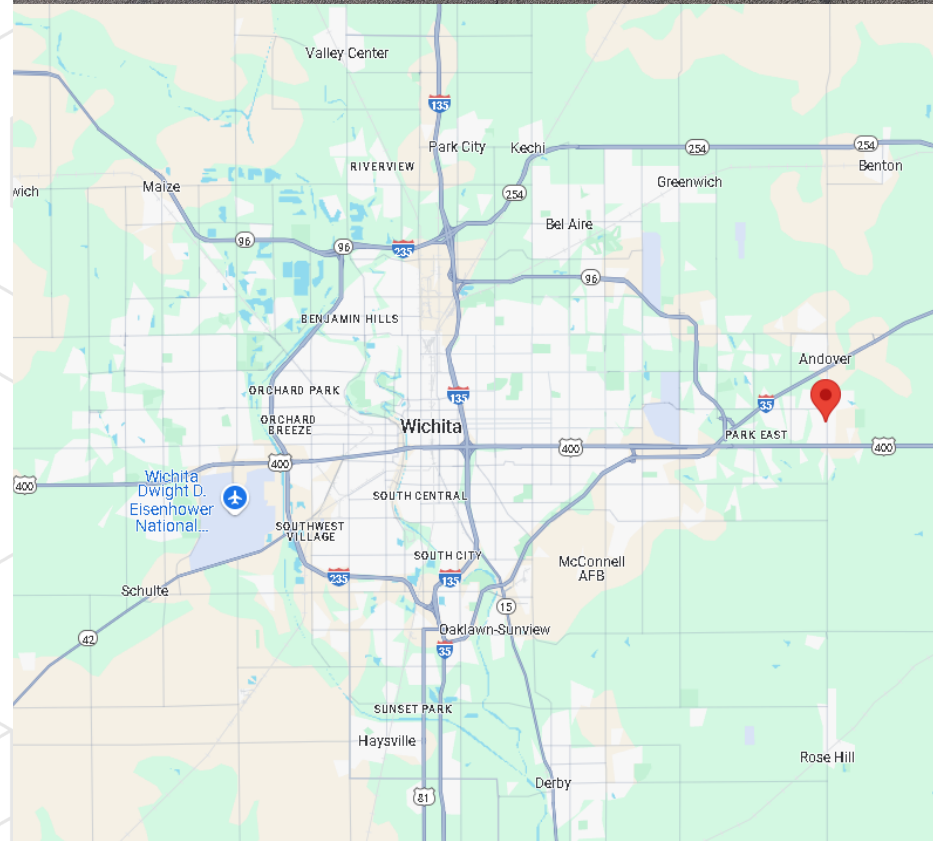
| | |
|-----------------|-----------------|
| AVAILABLE SPACE | 1,080 SF |
| LEASE RATE | \$14.00 PSF NNN |
| NNN ESTIMATE | \$5.65 PSF |

HIGHLIGHTS

- LANDLORD OFFERING TI ALLOWANCE FOR QUALIFIED TENANTS
- LOCATED SOUTH OF CENTRAL ON ANDOVER RD
- BUILT IN 2005
- ZONING: LIMITED COMMERCIAL
- TRAFFIC COUNTS: 18,875 VPD ON ANDOVER RD
- CENTER TENANTS: PAPA MURPHY'S PRECIOUS NAILS, SUPER CUTS, VERIZON, MIDWEST MEDICAL, AND OMAHA TOBACCO
- O'REILLY'S AUTO PARTS, PIZZA HUT, KFC, SONIC, EQUITY BANK, MCDONALD'S, WALGREEN'S, SHERWIN WILLIAMS, INTRUST BANK, DUNKIN' DONUTS, ANDOVER SCHOOL DISTRICT AND MORE!

DEMOGRAPHICS

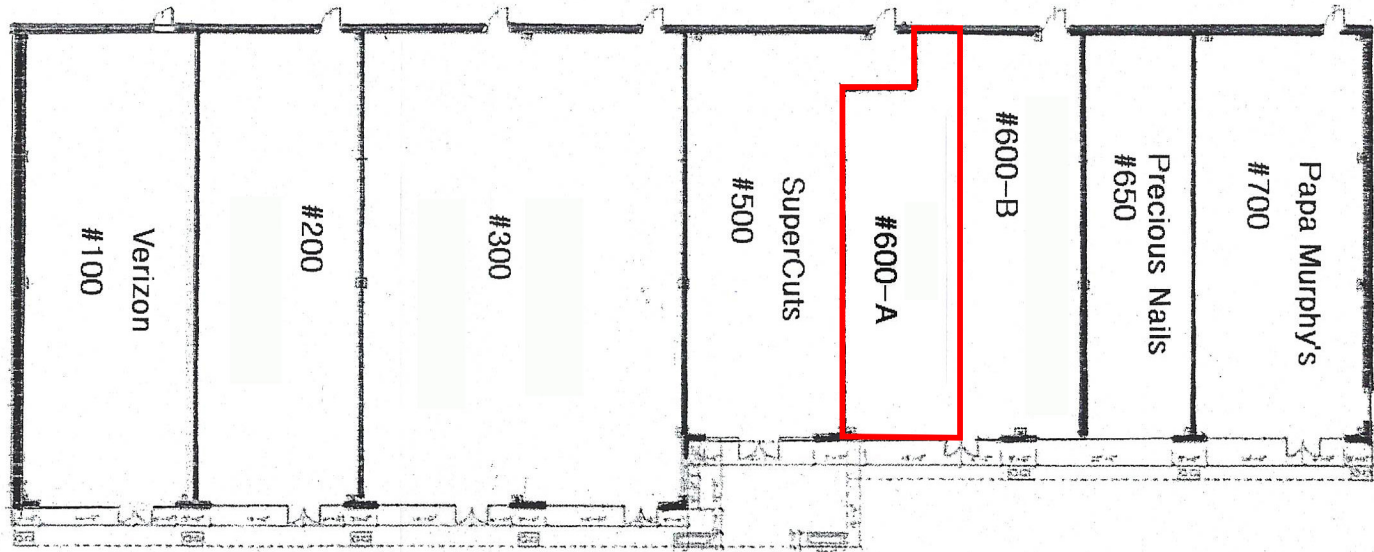
| | 1 MILE | 3 MILES | 5 MILES |
|---------------|-----------|-----------|-----------|
| POPULATION | 7,270 | 26,499 | 48,867 |
| HOUSEHOLDS | 2,645 | 9,212 | 17,071 |
| AVG HH INCOME | \$128,808 | \$153,455 | \$159,969 |



PHOTOS



FLOOR PLAN



AERIAL





LANDMARK COMMERCIAL REAL ESTATE

156 North Emporia
Wichita, Kansas 67202
www.landmarkrealestate.net

For More Information:

ROC CYPHERT

SALES ASSOCIATE

Mobile: 316.847.2689

rcyphert@landmarkrealestate.net

ZACH ZERBE

SALES ASSOCIATE

Mobile: 316.8414964

zzerbe@landmarkrealestate.net



ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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