

LOT SALES

OR

BUILD TO SUIT

13th St & Andover Rd
Andover, KS 67002



PARCEL 1
±20,244 sq. ft.
±0.46 acres

PARCEL 2
±25,280 sq. ft.
±0.58 acres

PARCEL 3
±28,256 sq. ft.
±0.65 acres

PROPERTY HIGHLIGHTS

- Strategic development opportunity.
- Excellent accessibility and visibility.
- Strong demographics.
- Neighbors include: Butler County Community College, Sherwin Williams, Vornado HQ, 13th St. Sports Park, & USD 385 schools.



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AREA DETAILS



TRAFFIC
COUNT
7,717



POPULATION
(5 MI)
48,346



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



AVERAGE AGE
(5 MI)
39.64

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