

# RETAIL SPACE FOR LEASE

## The Plaza Shopping Center / Andover, Kansas



For more  
information  
or to  
schedule  
a showing  
please contact  
Tony or Calvin.

### **ADDRESS**

Central & Andover Rd. (NE Corner)

### **VACANT SPACE**

Suite	Sq. Ft.
536	9,025* – Tuesday Morning (available 2-2018)
540	7,850* – Former Dollar General
610	3,500 – Mostly open floor plan
618	2,236 – Open floor plan
620	1,750** – Former yoga studio
622	1,750** – Open floor plan

\* can be combined for 16,875 sq. ft.

\*\* can be combined for 3,500 sq. ft.

### **LEASE RATE**

Base Rent: \$8.00 psf

Taxes, Ins. & CAM \$2.40 psf (est.)

### **FEB 2016 TRAFFIC COUNT \*\*\***

13,900 per day

\*\*\* Kansas Dept. of Transportation Traffic Count Map

### **2017 DEMOGRAPHICS \*\*\*\***

	1 mile	3 miles	5 miles
Population	6,375	23,668	43,352
Avg. HH Income	\$96,882	\$121,473	\$118,087

\*\*\*\* ESRI Demographic and Income Profile

### **COMMENTS**

- Remodel allowance for qualified tenants
- One of the area's fastest growing communities; adjacent to Wichita, the largest city in Kansas
- Pad site also available

Updated 11/17



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# The Plaza / Aerial

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