

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)

2012 TRAFFIC COUNT

16,050 per day

VACANT SPACE

<u>Suite</u>	<u>Sq. Ft.</u>
530	9,487 – Open floor plan
540	7,850 – Former Dollar General
610	3,500
618	2,236 – Open floor plan
622	1,750 – Open floor plan

2013 DEMOGRAPHICS:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	6,129	21,750	40,087
Avg. HH Income	\$88,655	\$112,966	\$107,489

LEASE RATE

Base Rent: \$8.00 psf
Taxes, Ins. & CAM \$2.40 psf (est.)

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 4/17



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