

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.
528	1,500 – Former Popcorner
536	9,025* – Former Tuesday Morning
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 1/18



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The Plaza / Aerial

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