

# 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>	
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

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