

# 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**

<u>Suite</u>	<u>Sq. Ft.</u>
528	1,500 – Former Popcorner
536	9,025* – Former Tuesday Morning
540	7,850* – Former Dollar General
610	3,500 – Mostly open floor plan
616	762 – Beauty salon or barber shop
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 \*\*\*\***

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
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 2/18



**Tony Utter:** 316-990-8710 (mobile) / 316-263-2448 (office)  
CCIM, JD tony@utterproperties.com

**Calvin Klaassen:** 316-641-5174 (mobile) / 316-263-2448 (office)  
calvin@utterproperties.com

# The Plaza / Aerial

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



**Tony Utter:** 316-990-8710 (mobile) / 316-263-2448 (office)  
CCIM, JD tony@utterproperties.com

**Calvin Klaassen:** 316-641-5174 (mobile) / 316-263-2448 (office)  
calvin@utterproperties.com