

SPACE FOR LEASE
The Plaza Shopping Center
Andover, Kansas



ADDRESS

Central & Andover Rd. (NE Corner)

VACANT SPACE

<u>Suite</u>	<u>Sq. Ft.</u>	
530	9,487	– Former grocery store (divisible)
608	1,035	– Formerly Computers Plus
610	3,500	– Formerly Luigi's Pizza
620	1,890	– Formerly Precious Nails
628	1,200*	– Former massage therapy
640	3,665*	– Formerly Andover Paint (endcap)

* may be combined for 4,865 sq. ft.

LEASE RATE

Base Rent: \$7.50 psf
Taxes, Ins. & CAM \$2.35 psf (est.)

TRAFFIC COUNT

16,459 per day
18,100 (2006 estimate)

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

DEMOGRAPHICS:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population (2001)	4,923	13,849	19,790
Average HH Income	\$67,276	\$107,238	\$88,989

CONTACTS

COMMERCIAL
Real Estate



Tony Utter, CCIM, JD

Office: (316) 263-2448
Mobile: (316) 990-8710
tony@utterproperties.com

COMMERCIAL
Real Estate



Calvin Klaassen

Office: (316) 263-2448
Mobile: (316) 641-5174
calvin@utterproperties.com