

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	9,935	– Former grocery store (divisible)
546	2,346	– Exotic Pets
618*	2,236	– Avant Gardens Floral
620	1,890	– Precious Nails
610*	3,500	– Formerly Luigi's Pizza
628	1,200	– Former massage therapy

*May combine Suites 618 & 610 for 5,736 sq. ft.

LEASE RATE:

Base Rent: \$7.50 psf
Taxes, Insurance & CAM
\$2.30 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

TRAFFIC COUNT:

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

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

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