



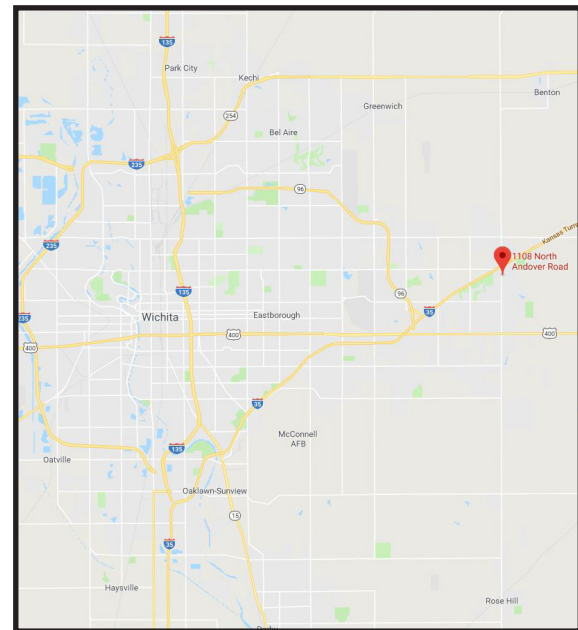
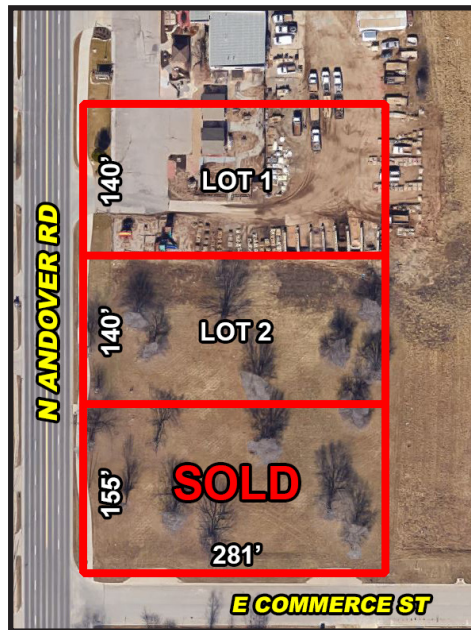
ANDOVER DEVELOPMENT LAND AVAILABLE FOR SALE

1108-1122 N Andover Rd. Andover, KS

LANDMARK
COMMERCIAL
REAL ESTATE



- **Location:** Andover Road and Commerce Street
- **Sale Rate:** \$4.00 - \$5.00 per sq. ft.
- **Zoning:** B-6 Business and I-1 Industrial
- **Lot Sizes:** Lot 1 - .9 acres (39,310 sq. ft.)
Lot 2 - .9 acres (39,313 sq. ft.)
Lot 3 - 1 acre (43,300 sq. ft.) **SOLD**
- **Area Neighbors:** Treescapes, Butler Community College, Sami Halaseh Institute and Salon, Sherwin Williams Plant, Vornado Air, TimBukTu, Collision Center Of Andover, Myers Automotive, Andover High School, Andover Middle School and many more.
- **Traffic Count:** 13,900 vehicles per day
- **Great opportunity to purchase a corner lot plus two others in growing Andover, and busy Andover road**



Demographics

	1 Mile	3 Miles	5 Miles
Population	4,073	23,728	41,584
# of Households	1,607	8,077	14,377
Avg. HH Income	\$102,373	\$126,453	\$125,955

For More Information | Brett Harris | Cell: 316-640-5878 | bharris@landmarkrealestate.net

• www.landmarkrealestate.net • 156 North Emporia Wichita, KS 67202 •

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.



SITE



ATG Sports Industries

Sherwin Williams Automotive Finishes



Andover Campus

N ANDOVER RD

Salon Blu

DOLLAR GENERAL

Andover Antique Mall

ACE Westlake Hardware

KS Driver's License Dept.

Scrap Funatic

A Hollywood SET Salon

Body Trenz Tanning

Music Scene

Golden Garden

DOLLAR TREE

Victoria Falls Skilled Nursing

Watercrest at Victoria Falls Assisted Living



ANDOVER STATE BANK



CENTRAL AVE.



Walgreens



Andover Central Middle & High School





Kellogg/US-54 & Andover Rd.



Andover Central Middle School

Andover Central High School



Andover Campus

Sherwin Williams Automotive Finishes

ATG Sports Industries

Sam Halaseh Salon Andover



International Cold Storage

Treescapes

Andover Family Dentistry

E 13TH ST

Rogue Personal Training

Timbaktu Bar & Grill



N ANDOVER RD

SITE

Meadowlark Elementary School

