

# FOR LEASE

Heritage Square, Andover, KS



## PROPERTY DETAILS

- Located in Andover, KS – the most affluent suburb of Wichita
- Active lifestyle development including walking paths, bike trails, & town square
- Excellent demographics
- Located in a 103 acre mixed use development
- 42,000 sq feet leasable – office, retail, and restaurants
- 186 resort-style apartments
- 493 parking spaces



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**HERITAGE  
SQUARE**

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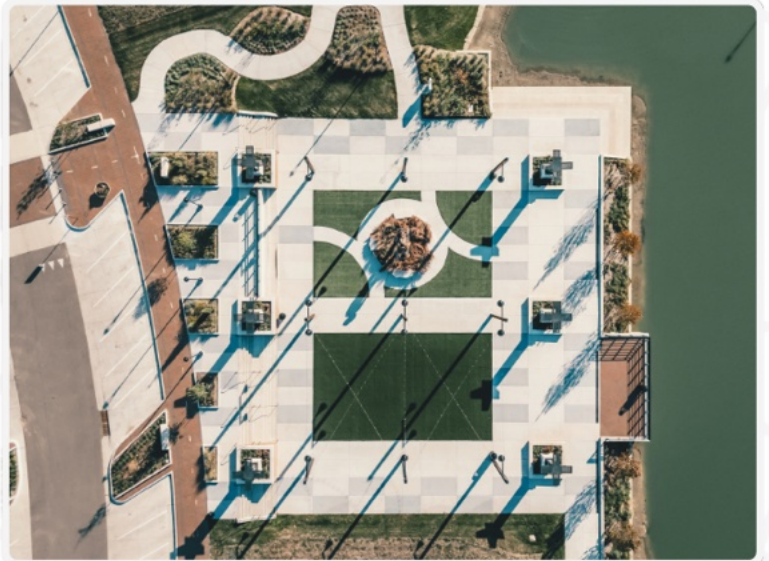
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## Tax Increment Financing (TIF)

A Tax Increment Financing (TIF) district was created by the City of Andover and includes the Heritage Square site. The resulting \$28 MM of improvements includes streets, infrastructure, structured parking, and parks throughout the district. As a result, there are no special assessments to the properties.

## Community Improvement District (CID)

A CID was established by the City and provides for a 2% sales tax on retail sales within the district. The CID proceeds will be used in part to pay for common area maintenance expenses within the district. Heritage Square is within the district, and its tenants will benefit through access to beautiful public areas with low common area maintenance expenses.



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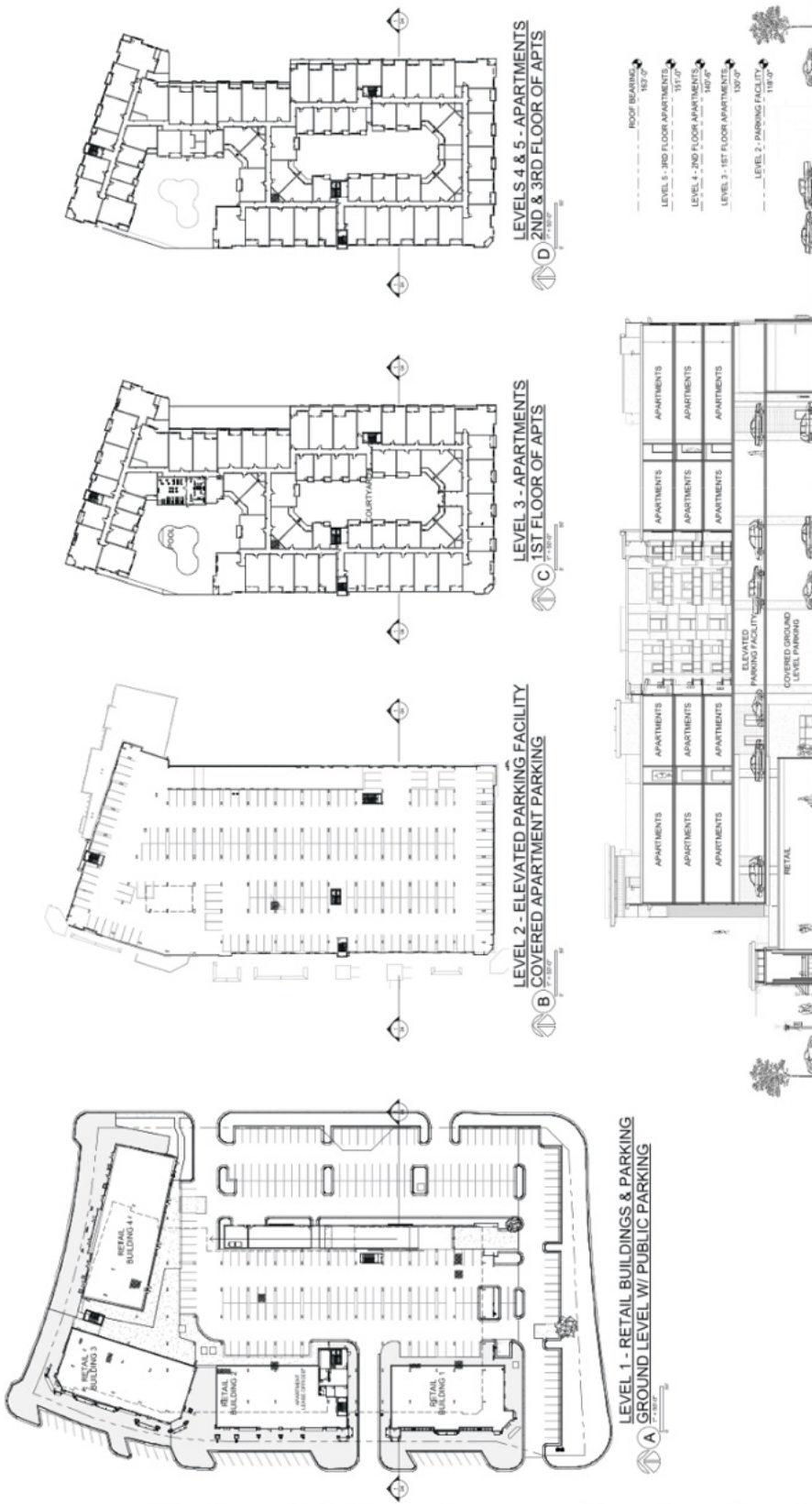
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04

2021.06.07

HERITAGE SQUARE MIXED USE  
PARCEL 4 HERITAGE MIXED-USE PRELIMINARY PUD



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## Heritage Square, Andover, KS



AREA DETAILS

Yorktown Pkwy extension to 13th St

**JAGUARS**  
Andover Central High School

**JAGUARS**  
Andover Central Middle School

**ANDOVER KANSAS**  
Andover City Hall & Public Library

**Capital Federal Amphitheater**

**SUNFLOWER**  
ELEMENTARY SCHOOL

**THE HERITAGE**

**The Heritage Commons**

**Courtyards at the Heritage**

Kellogg/US-400

Kellogg/US-400

**Annual Visits | 2025**

- Dillon's: ~1.5 million
- Andover YMCA: ~778,000
- Dillon's fuel station: ~295,000
- Kwik Shop: ~226,000
- Casey's: ~194,000 *Casey's* (2Q Opening)

Source: Placer.ai

**Area School Enrollment | 2025**

- Sunflower Elementary – 360+ students
- Prairie Creek Elementary – 450+ students
- Andover Central HS – 870+ students
- Andover Central MS – 600+ students

**Farha Sports Center and Soccer Complex, Andover YMCA**

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Lot #	Acres	SqFt	Lot #	Acres	SqFt	Lot #	Acres	SqFt
L1	<b>SOLD</b> 1.28	134,384	L6-A	<b>SOLD</b> 0.71	30,755	L19	<b>SOLD</b> 1.13	49,410
L2	0.83	55,611	L6-B	<b>SOLD</b> 0.57	24,762	L20	<b>SOLD</b> 1.45	63,029
L3-A	1.11	36,010	L7	2.25	98,147	L21	<b>SOLD</b> 0.86	37,468
L3-B	0.73	48,407	L8	0.26	11,284	L15	0.76	32,942
L4-A	0.94	31,749	L9	0.31	13,712	L16	0.85	37,200
L4-B	0.87	41,151	L10	<b>SOLD</b> 0.56	142,304	L17	0.69	29,887
L5-A	0.92	37,869	L11	0.56	24,453	L18	<b>SOLD</b>	-
L5-B	0.92	40,094						

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