



736 N Andover Rd

Andover, Kansas 67002

Property Highlights

- Premier North Andover Road Address — Be at the heart of a thriving community with strong daily traffic and visibility.
- Owner-Operator — Bring your vision to life in a space that reflects both function and style.
- Flexible, Customizable Layout — Easily divisible into 4 separate suites, with HVAC zoning in place.
- Beautiful, Modern Showroom — Currently designed as an inviting, open-concept display space that makes a strong first impression.
- A fully functional kitchen ready to support events, hospitality concepts, or staff amenities.
- Ample Restrooms — Four restrooms already in place.

Sale Price:	\$1,150,000
Building Size:	9,549 SF
Lot Size:	1 Acre
Year Built:	2017
Zoning:	B-3
Parking Spaces	35
Overhead Door	1

For More Information

Trevor Stacy, CCIM

O: 316 613 2449

Tstacy@naimartens.com

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NAI Martens

9,549 SF | \$1,150,000
Prime Office | Retail



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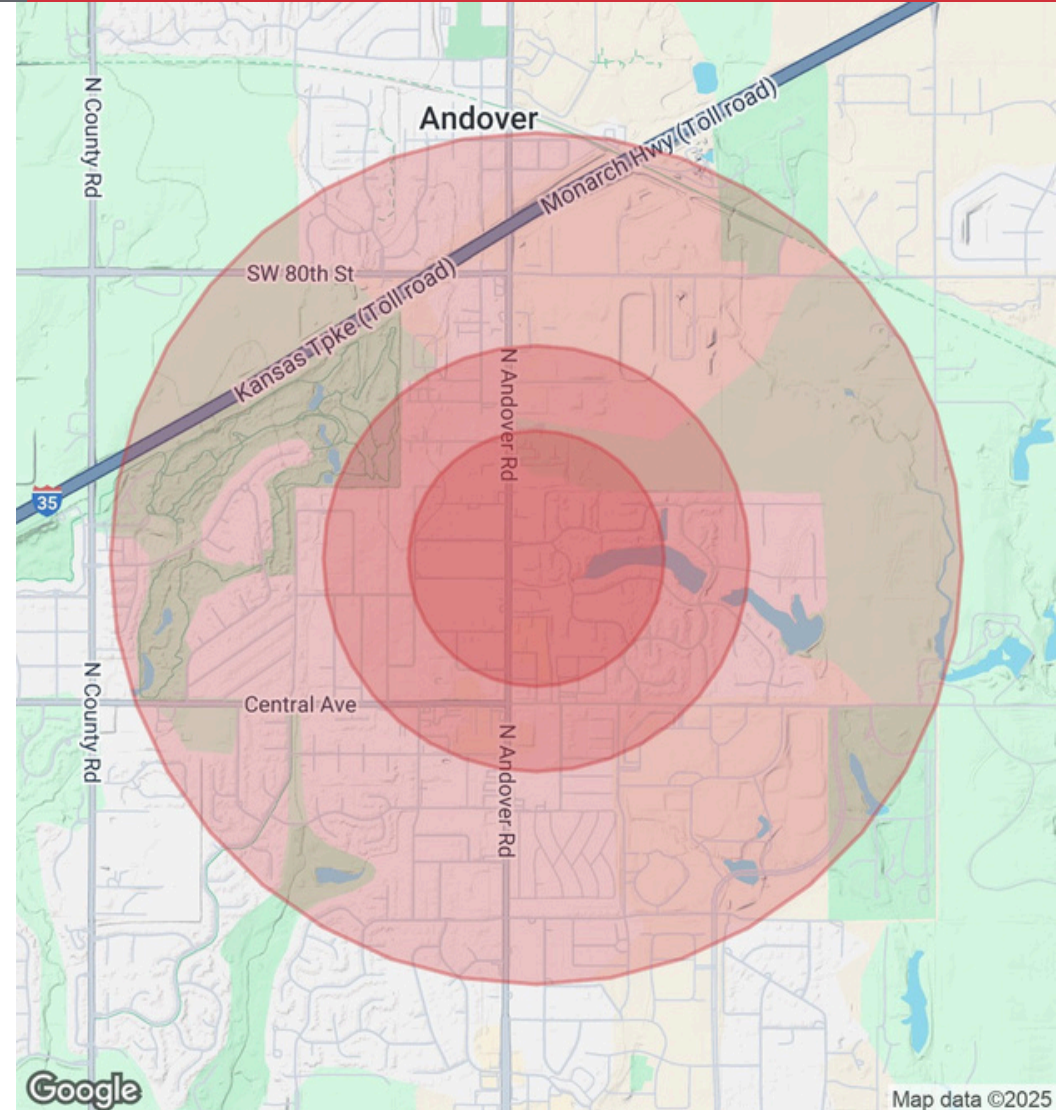


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	789	1,880	5,794
Average Age Average	38	38	38
Age (Male) Average	36	36	36
Age (Female)	39	40	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	232	589	1,981
# of Persons per HH	3.4	3.2	2.9
Average HH Income	\$147,911	\$142,372	\$125,959
Average House Value	\$407,745	\$393,257	\$341,910

Demographics data derived from AlphaMap



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