



FOR SALE

FULLY LEASED CLASS A MEDICAL INVESTMENT

307 W. US-54, Andover, KS 67002



SALE PRICE

\$3,200,000

Year 1 NOI: \$216,332



BUILDING SIZE

13,590 SF (per county records)



LOT SIZE

1.6 Acres



ZONING

Urban District



2025 TAXES

\$71,842.98



HIGHLIGHTS

- Fully leased Class A medical investment
- Predictable Cash Flow with scheduled rent escalations
- Anchor tenant controls occupancy through 2045 with extension options
- Diversified medical tenant mix
- Excellent visibility with exposure to 33,000+ vehicles per day
- Regional commercial destination at US-54 & Andover Road serving Andover and the surrounding communities



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InSite
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AREA NEIGHBORS



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- Wesley Andover ER
- Andover Auto Body
- Braum's Ice Cream
- Spangles
- Atwoods of Andover
- Capitol Federal® Savings Bank
- AutoZone
- Goodwill Industries of Kansas
- Starbucks
- Freddy's
- QuikTrip
- Chipotle
- Andover YMCA
- The Heritage
- Dillons Marketplace
- Meritrust Credit Union
- Bank of America
- Emprise Bank
- Firestone Complete Auto Care
- Arby's
- Taco Bell



DEMOGRAPHICS

1 Mile 3 Miles 5 Miles



AVG. HOUSEHOLD INCOME

\$97,120 \$128,711 \$132,898



POPULATION

5,862 24,202 49,452



NUMBER OF HOUSEHOLDS

1,106 5,972 18,892



TRAFFIC COUNT

Kellogg & Andover RD: 33,000+

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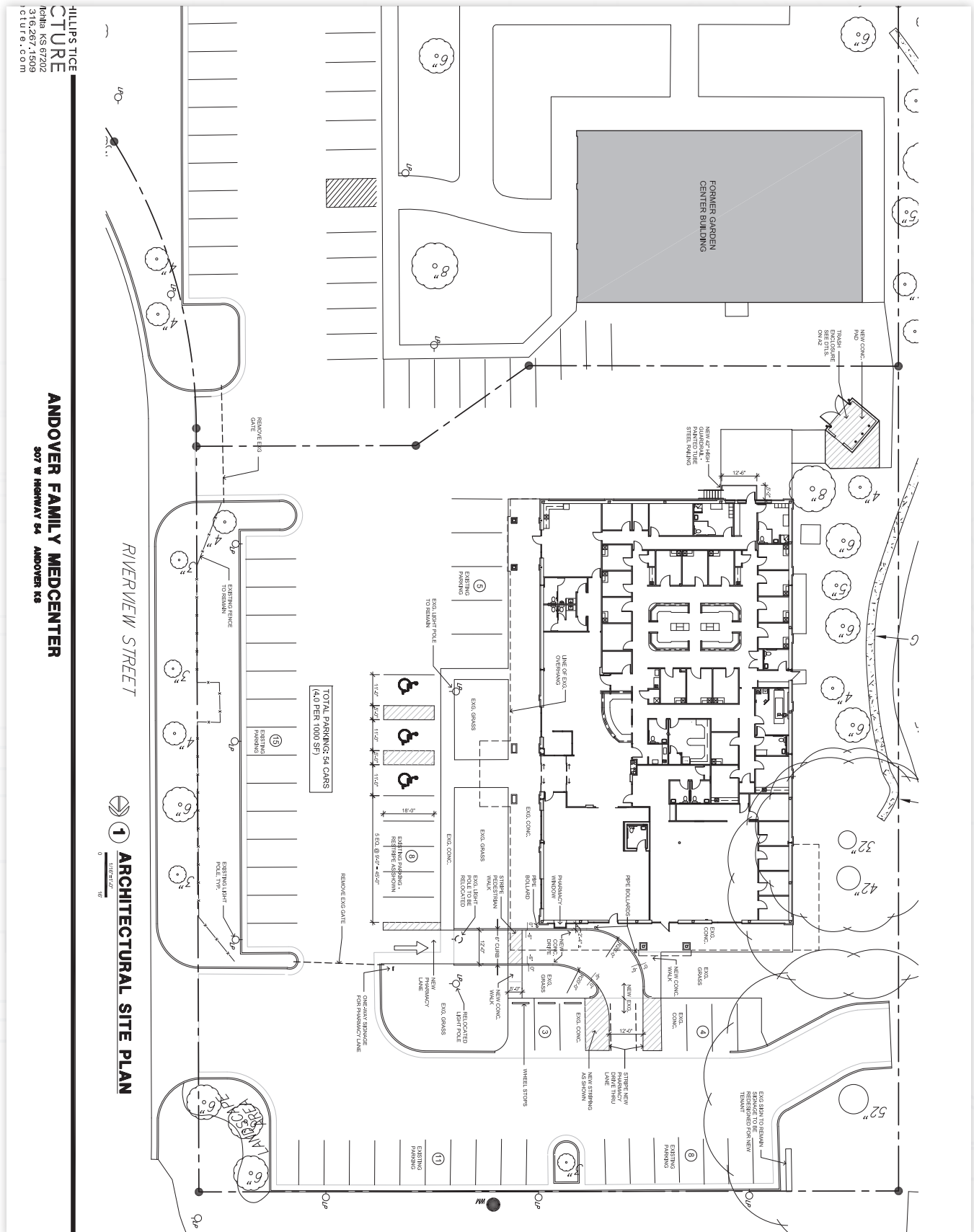
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