

LOT SALES

OR

BUILD TO SUIT

13th St & Andover Rd
Andover, KS 67002



AREA DETAILS



TRAFFIC COUNT
26,975



POPULATION (5 MI)
48,346



AVERAGE HH INCOME (5 MI)
\$120,688



AVERAGE AGE (5 MI)
39.64

PROPERTY HIGHLIGHTS

- Strategic development opportunity.
- Excellent accessibility and visibility.
- Strong demographics.
- Neighbors include: Butler County Community College, Sherwin Williams, 13th St. Sports Park, & USD 385 schools.



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Parcel 1	Parcel 2	Parcel 3
±20,244 sq. ft. ±0.46 acres	±25,280 sq. ft. ±0.58 acres	±28,256 sq. ft. ±0.65 acres

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South-Facing View



North-Facing View



Area Map