

FOR LEASE

Andover Road Flex Space

1224 N Andover Rd, Andover KS



PROPERTY INFO

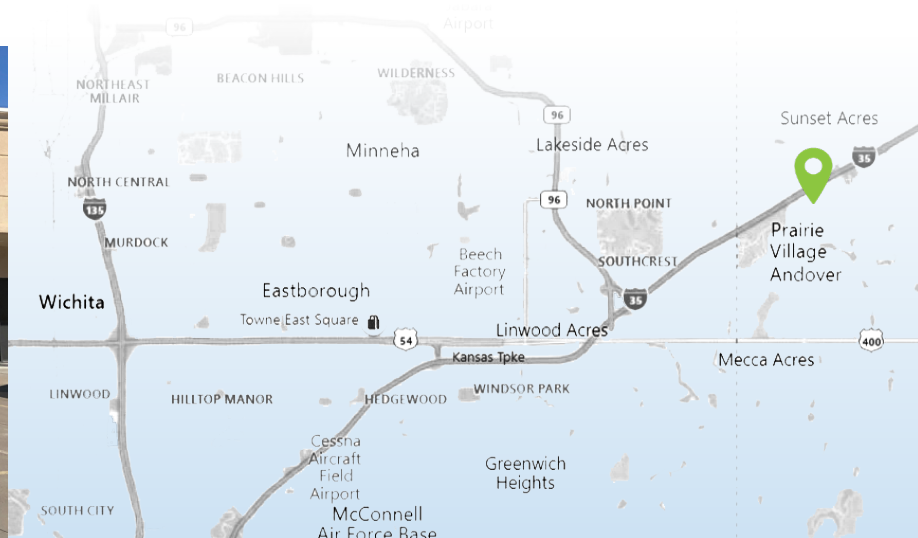
Lease Rate: \$1,800/month

Lease Type: Modified Gross

Building Size: 1,500 SF

Zoning: Commercial & Industrial - C

- ✓ Can be used as studio or easily converted to open office or flex space
- ✓ Opportunity for overhead door installation
- ✓ Two ADA restrooms
- ✓ Tall ceiling and polished concrete floors
- ✓ High street visibility and ample parking



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AREA INFO

Area Neighbors: Timbuktu Bar & Grill, Vornado, Treescapes, Sherwin-Williams Manufacturing Plant, Butler Community College, Andover Highschool, Andover Parks & Recreation, Dollar General, Gambino's Pizza, Dollar Tree, Walgreens, McDonald's, DQ, Terradyne Golf Course, and I-35

Total Population: 23,441
Avg. Household Income: \$123,185

**Based on 3 mile radius, Statistics Provided by esri*