



Property Features

- Highly desirable development land for sale
- Multiple plots available with highway frontage
- Property located on a main highway near the intersection of Andover Road
- Property located near a strong retail trade area with Dillon’s as an anchor tenant
- Located in close proximity to the Andover YMCA, which brings in thousands of members daily, and additional traffic on the weekends related to sports tournaments
- The trade area near the property brings in consumers from smaller communities located to the west of Andover

Pad 1	0.40 acres	\$12/sf
Pad 2	0.59 acres	
Pad 3	0.97 acres	
Pad 4	0.51 acres	
Pad 5	0.52 acres	
Pad 6	0.57 acres	\$10/sf
Pad 7	0.55 acres	
Pad 8	0.57 acres	
Pad 9	0.55 acres	\$12/sf
Pad 10	0.57 acres	
Pad 11	0.50 acres	\$14/sf
Pad 12	0.70 acres	
Pad 13	9.89 acres	\$4/sf

CONTACT

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FOR SALE

**Kellogg & Andover Rd
Development Land**



Demographics- 3 mile radius



of Businesses
523



Avg. HH Income
\$118,196



Population
21,499

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- Daily Traffic 48,500
- Property is located directly south of a redevelopment project with over 103 acres that will be converted into office, retail, multi-family and restaurants concepts
- In addition to the Andover YMCA there are plans to install additional walking paths and bike trails
- Andover school, strong demographics, ideal location and visibility make these lots the perfect location for multiple business types

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