



Pre-Leasing Heritage Square



PROPERTY DETAILS:

- Located in Andover, KS. The most affluent suburb of Wichita.
- Active lifestyle development including walking paths, bike trails & town square
- Excellent demographics
- Located in a 103 acre mixed use development

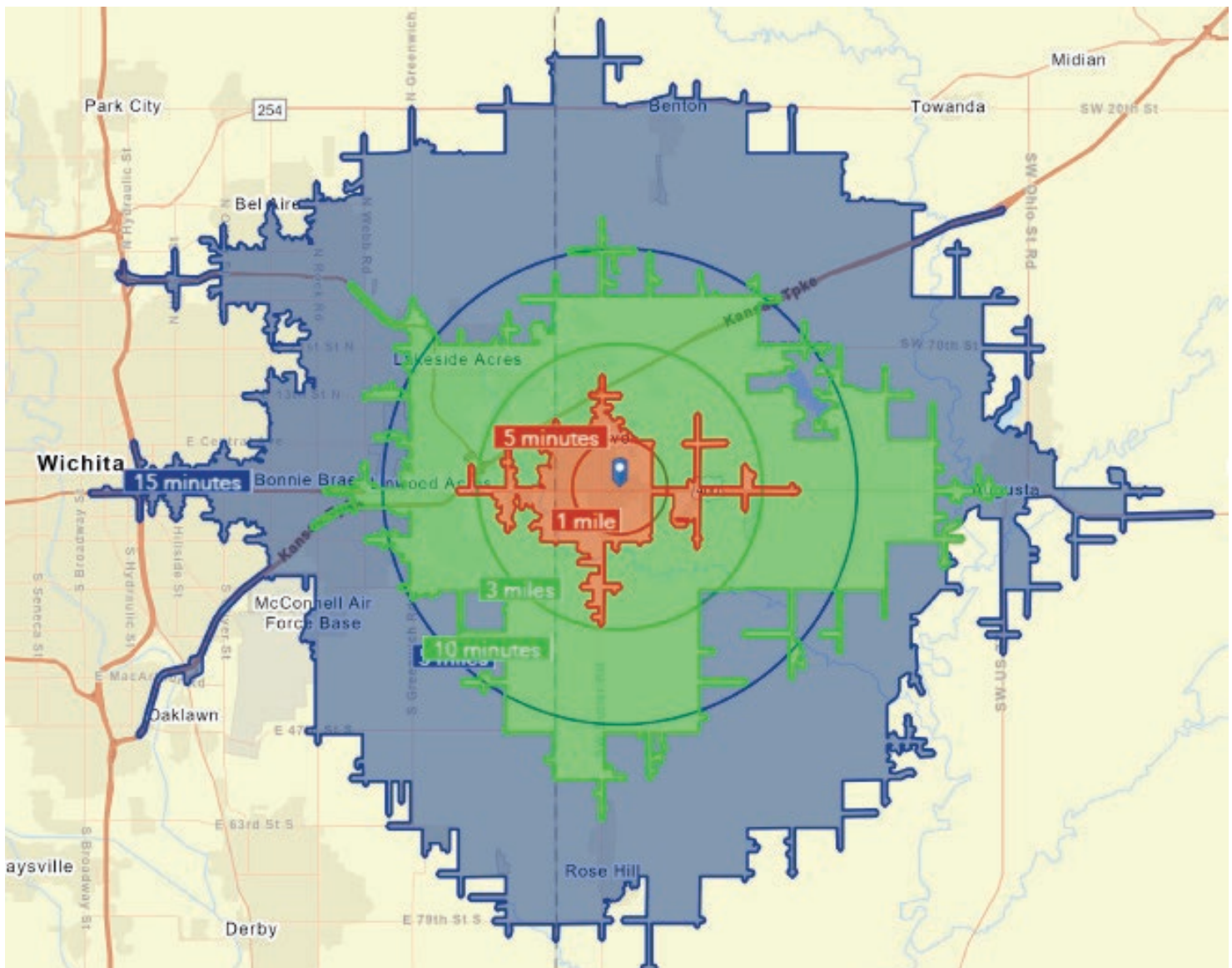
- 53,000 SF leasable - office, retail, and restaurants
- 186 Luxury apartments
- 493 Free public parking spaces

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2021	1 Mile	5 Minute	3 Mile	10 Minute	5 Mile	15 Minute
Population	5,058	10,177	21,057	30,341	41,628	85,527
Median Household Income	\$82,828	\$94,365	\$100,051	\$88,817	\$94,809	\$57,115
Average Household Income	\$98,941	\$110,736	\$116,481	\$113,475	\$100,620	\$91,378

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Retail MarketPlace Profile

Andover 2
Andover, Kansas
Ring: 1 mile radius

Prepared by Esri
Latitude: 37.68251
Longitude: -97.12861

Summary Demographics

2021 Population	5,342
2021 Households	1,999
2021 Median Disposable Income	\$57,144
2021 Per Capita Income	\$32,395

NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$84,374,414	\$77,334,833	\$7,039,581	4.4	50
Total Retail Trade	44-45	\$76,199,356	\$64,642,588	\$11,556,768	8.2	33
Total Food & Drink	722	\$8,175,058	\$12,692,246	-\$4,517,188	-21.6	18
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$18,582,227	\$35,158,136	-\$16,575,909	-30.8	8
Automobile Dealers	4411	\$11,463,387	\$25,895,987	-\$14,432,600	-38.6	4
Other Motor Vehicle Dealers	4412	\$5,826,916	\$8,332,919	-\$2,506,003	-17.7	3
Auto Parts, Accessories & Tire Stores	4413	\$1,291,924	\$929,230	\$362,694	16.3	1
Furniture & Home Furnishings Stores	442	\$2,515,897	\$253,268	\$2,262,629	81.7	1
Furniture Stores	4421	\$1,737,319	\$253,268	\$1,484,051	74.6	1
Home Furnishings Stores	4422	\$778,578	\$0	\$778,578	100.0	0
Electronics & Appliance Stores	443	\$2,227,125	\$0	\$2,227,125	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$5,089,326	\$5,658,978	-\$569,652	-5.3	3
Bldg Material & Supplies Dealers	4441	\$4,687,461	\$5,658,978	-\$971,517	-9.4	3
Lawn & Garden Equip & Supply Stores	4442	\$401,865	\$0	\$401,865	100.0	0
Food & Beverage Stores	445	\$13,776,396	\$6,782,710	\$6,993,686	34.0	4
Grocery Stores	4451	\$12,007,657	\$4,695,807	\$7,311,850	43.8	2
Specialty Food Stores	4452	\$328,782	\$0	\$328,782	100.0	0
Beer, Wine & Liquor Stores	4453	\$1,439,957	\$1,882,637	-\$442,680	-13.3	1
Health & Personal Care Stores	446,4461	\$3,479,346	\$5,446,123	-\$1,966,777	-22.0	3
Gasoline Stations	447,4471	\$6,987,233	\$4,724,297	\$2,262,936	19.3	2
Clothing & Clothing Accessories Stores	448	\$3,074,715	\$1,023,183	\$2,051,532	50.1	2
Clothing Stores	4481	\$2,035,540	\$510,104	\$1,525,436	59.9	2
Shoe Stores	4482	\$389,778	\$0	\$389,778	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$649,396	\$513,078	\$136,318	11.7	1
Sporting Goods, Hobby, Book & Music Stores	451	\$1,854,291	\$0	\$1,854,291	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,549,211	\$0	\$1,549,211	100.0	0
Book, Periodical & Music Stores	4512	\$305,080	\$0	\$305,080	100.0	0
General Merchandise Stores	452	\$14,495,300	\$1,041,090	\$13,454,210	86.6	1
Department Stores Excluding Leased Depts.	4521	\$10,775,092	\$0	\$10,775,092	100.0	0
Other General Merchandise Stores	4529	\$3,720,208	\$595,517	\$3,124,691	72.4	1
Miscellaneous Store Retailers	453	\$2,972,515	\$4,483,742	-\$1,511,227	-20.3	6
Florists	4531	\$172,047	\$143,505	\$28,542	9.0	1
Office Supplies, Stationery & Gift Stores	4532	\$847,603	\$354,942	\$492,661	41.0	2
Used Merchandise Stores	4533	\$374,093	\$3,632,367	-\$3,258,274	-81.3	3
Other Miscellaneous Store Retailers	4539	\$1,578,772	\$352,927	\$1,225,845	63.5	1
Nonstore Retailers	454	\$1,144,985	\$71,061	\$1,073,924	88.3	1
Electronic Shopping & Mail-Order Houses	4541	\$830,072	\$0	\$830,072	100.0	0
Vending Machine Operators	4542	\$99,168	\$71,061	\$28,107	16.5	1
Direct Selling Establishments	4543	\$215,745	\$0	\$215,745	100.0	0
Food Services & Drinking Places	722	\$8,175,058	\$12,692,246	-\$4,517,188	-21.6	18
Special Food Services	7223	\$89,127	\$117,994	-\$28,867	-13.9	1
Drinking Places - Alcoholic Beverages	7224	\$672,809	\$0	\$672,809	100.0	0
Restaurants/Other Eating Places	7225	\$7,413,122	\$12,574,252	-\$5,161,130	-25.8	17

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail MarketPlace. ©2021 Esri. ©2017 Data Axle, Inc. All rights reserved.

Pre-Leasing Heritage Square



Tax Increment Financing (TIF)

A Tax Increment Financing (TIF) district has been approved and created by the City of Andover which includes the Heritage Square site. The City has issued bonds for the \$3.4 MM first phase of the Heritage TIF Project Plan for projects that are nearing completion. An additional \$8.9 MM in TIF funding has been approved for streets, infrastructure and parks throughout the district. In addition, \$13.5 MM in TIF finding for Heritage Square parking facilities has been approved. As a result, there will be no specials assessed to the property. The benefit to Heritage Square Commercial tenants will be 1st class streets, abundant parking, beautiful streetscaping, a crowd pleasing plaza and lower taxes than in similar developments

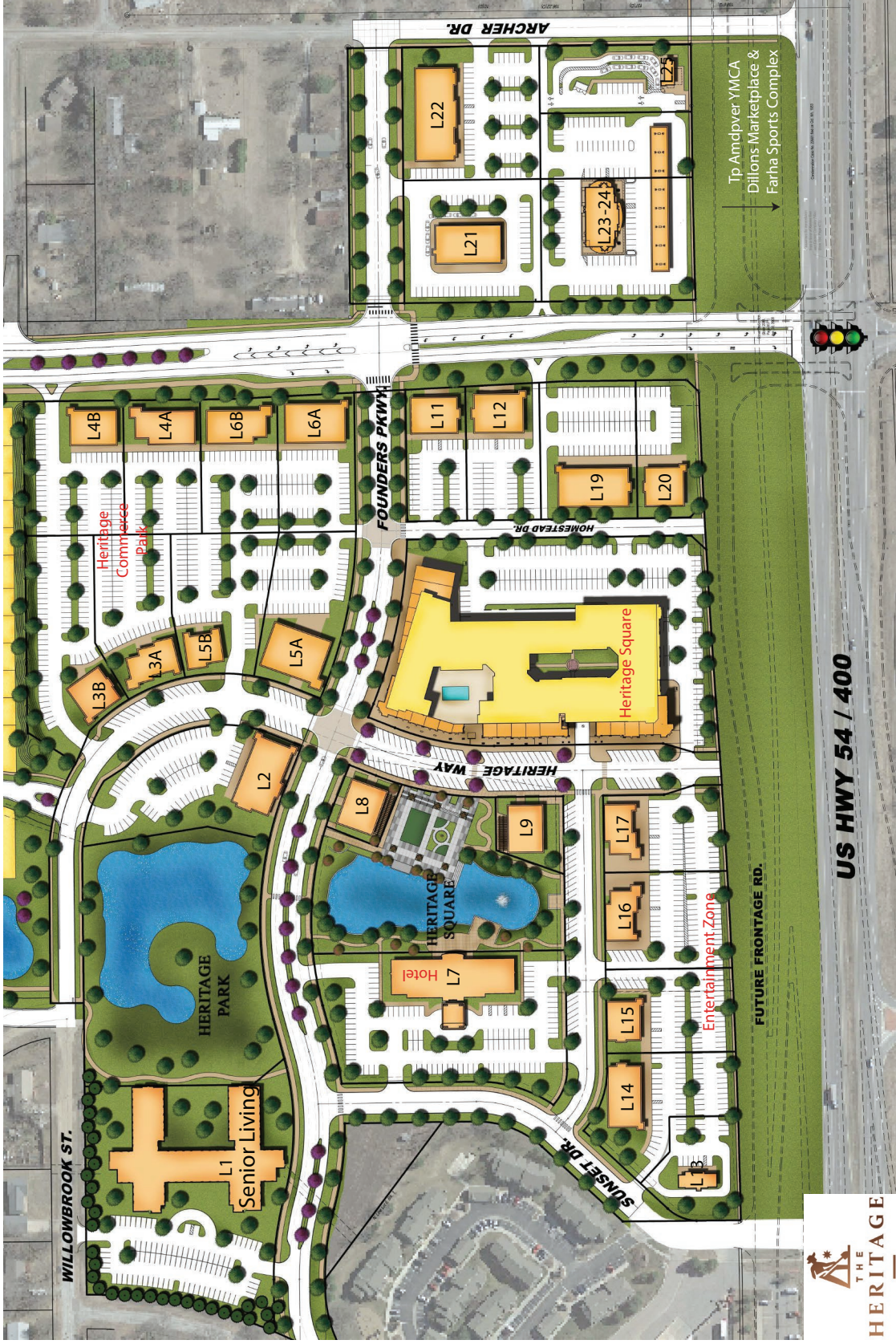
Community Improvement District (CID)

A CID has been approved by the City establishing a \$0.02 sales tax on retail sales within the district. The CID proceeds will be used in part to pay for common area maintenance expenses within the district. Heritage Square is within the district and its tenants will benefit through beautiful public areas with low common area maintenance expenses.

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US HWY 54 / 400



SITE MASTER PLAN ANDOVER, KS





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SIDEWALK STREETScape

Winding through The Heritage, you'll find colorful landscaping, pedestrian-friendly streets, ample sidewalks, and plenty of convenient parking throughout. Expect to find AM & PM restaurants, coffee shops, boutiques, salons, brew pubs, specialty food shops, personal services for your convenience, professional offices, and much more!



HERITAGE PLAZA

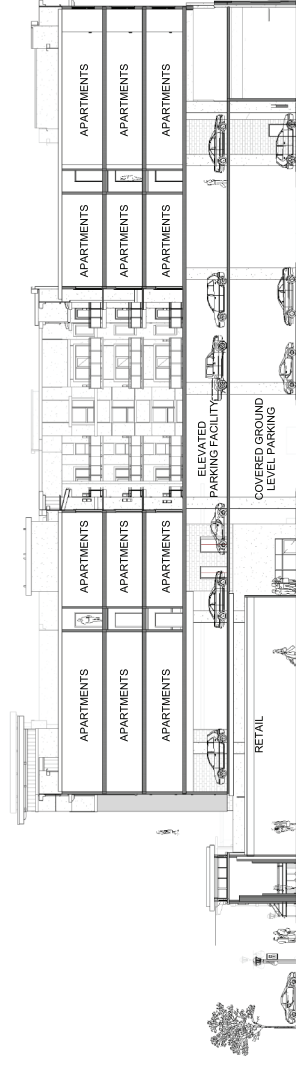
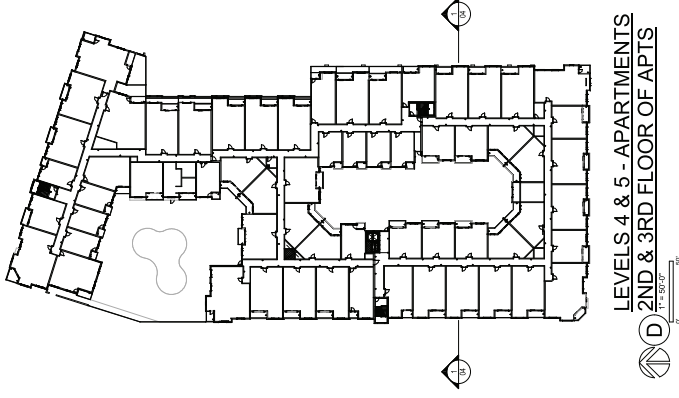
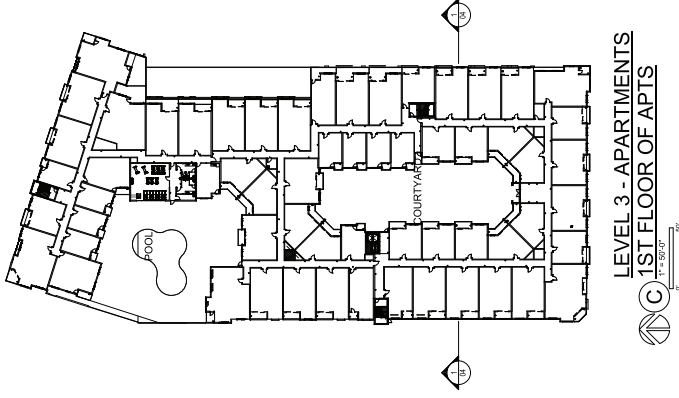
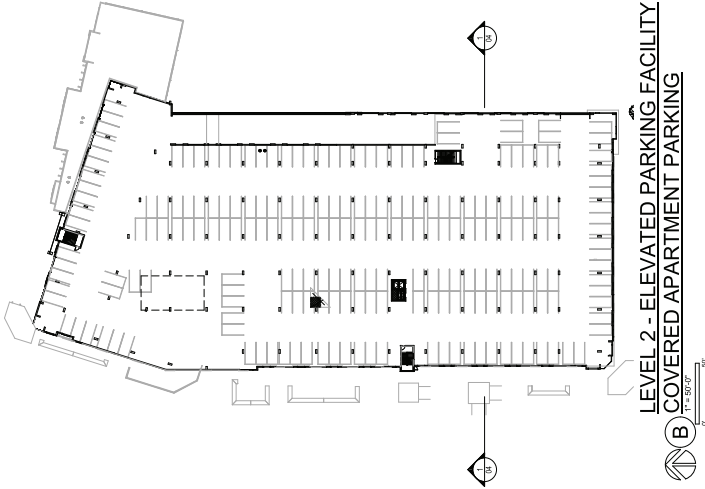
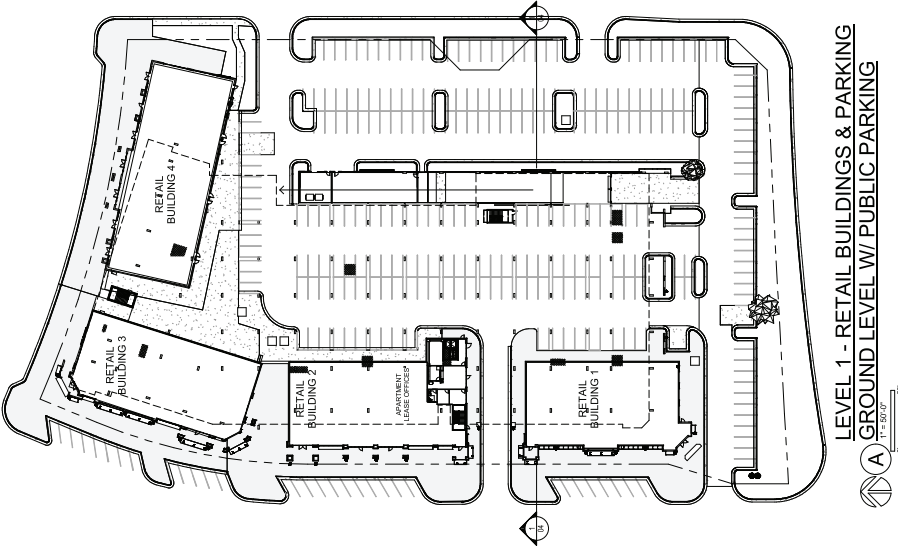
Right in the middle of everything, Heritage Plaza provides an open space to meet up with your friends for yoga, grab ice cream for the kids at the food court, or pause for a photo op with the 10-foot-tall bronze sculpture – The Heritage Man. The sculpture, by Curt Mattson of Cave Creek, AZ depicts the early pioneers that settled the Andover area and will be the centerpiece of Heritage Plaza.



The master plan includes a site for a hotel that will look out over a water feature and the Heritage Plaza



A system of parks and paths will connect neighborhoods within The Heritage and provide a healthy way to connect to surrounding attractions like Andover Central Park.



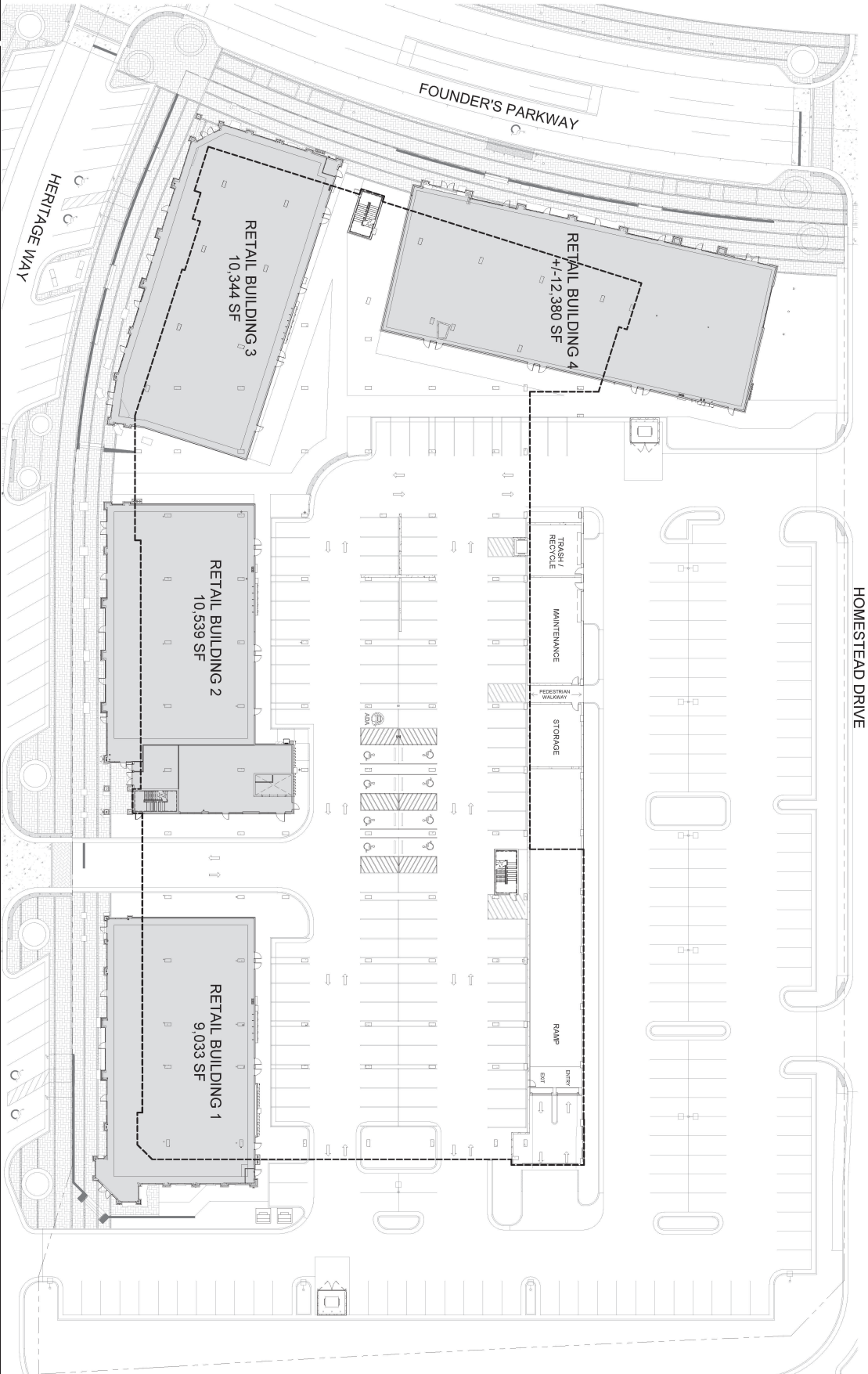
- ROOF BEARING 163'-0"
- LEVEL 5 - 3RD FLOOR APARTMENTS 151'-0"
- LEVEL 4 - 2ND FLOOR APARTMENTS 140'-0"
- LEVEL 3 - 1ST FLOOR APARTMENTS 130'-0"
- LEVEL 2 - PARKING FACILITY 118'-0"

**HERITAGE SQUARE MIXED USE
BUILDINGS 1, 2, 3, & 4**
400 S. HERITAGE WAY, ANDOVER, KS 67002

A SITE PLAN - COMMERCIAL BUILDING LEASING AREAS
1"=30' 0"
30'

AS1
2/20/2022

NOTE: AREA CALCULATED TO OUTSIDE FACE OF SHEATHING





1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
1/8" = 1'-0"





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