

FOR LEASE

Heritage Square, Andover, KS



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
- 42,000 sq feet leasable – office, retail, and restaurants
- 186 resort-style apartments
- 493 parking spaces



Kurt Yowell

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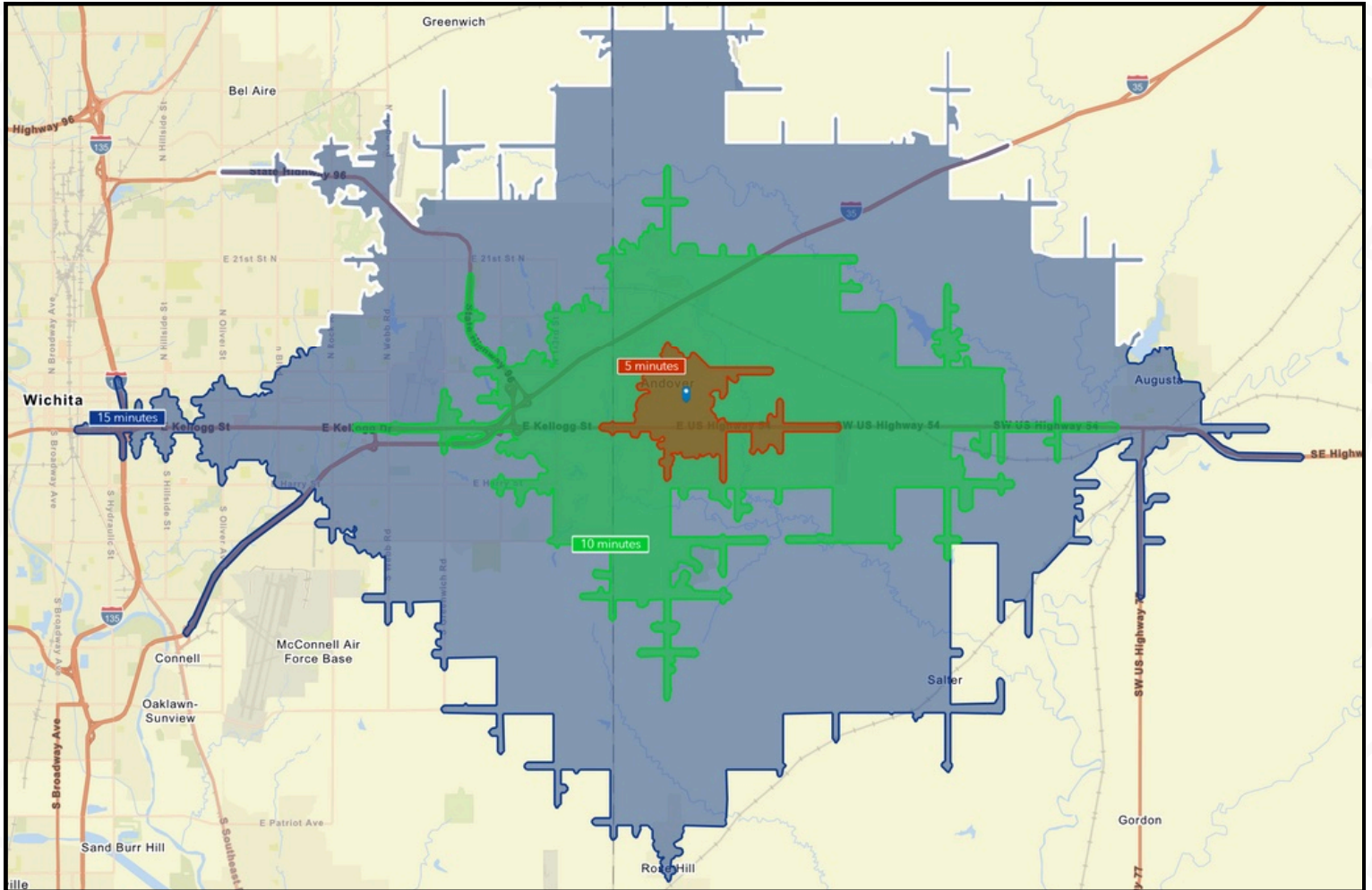
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**HERITAGE
SQUARE**

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2024	1 Mi	5 Min	3 Mi	10 Min	5 Mi	15 Min
Population	5,160	5,986	22,304	30,543	45,585	122,208
Median Household Income	\$93,226	\$98,169	\$123,366	\$121,822	\$131,662	\$93,407
Average Household Income	\$123,718	\$131,889	\$166,260	\$166,218	\$181,829	\$134,824



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Tax Increment Financing (TIF)

A Tax Increment Financing (TIF) district was created by the City of Andover and includes the Heritage Square site. The resulting \$28 MM of improvements includes streets, infrastructure, structured parking, and parks throughout the district. As a result, there are no special assessments to the properties.

Community Improvement District (CID)

A CID was established by the City and provides for a 2% 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 access to beautiful public areas with low common area maintenance expenses.



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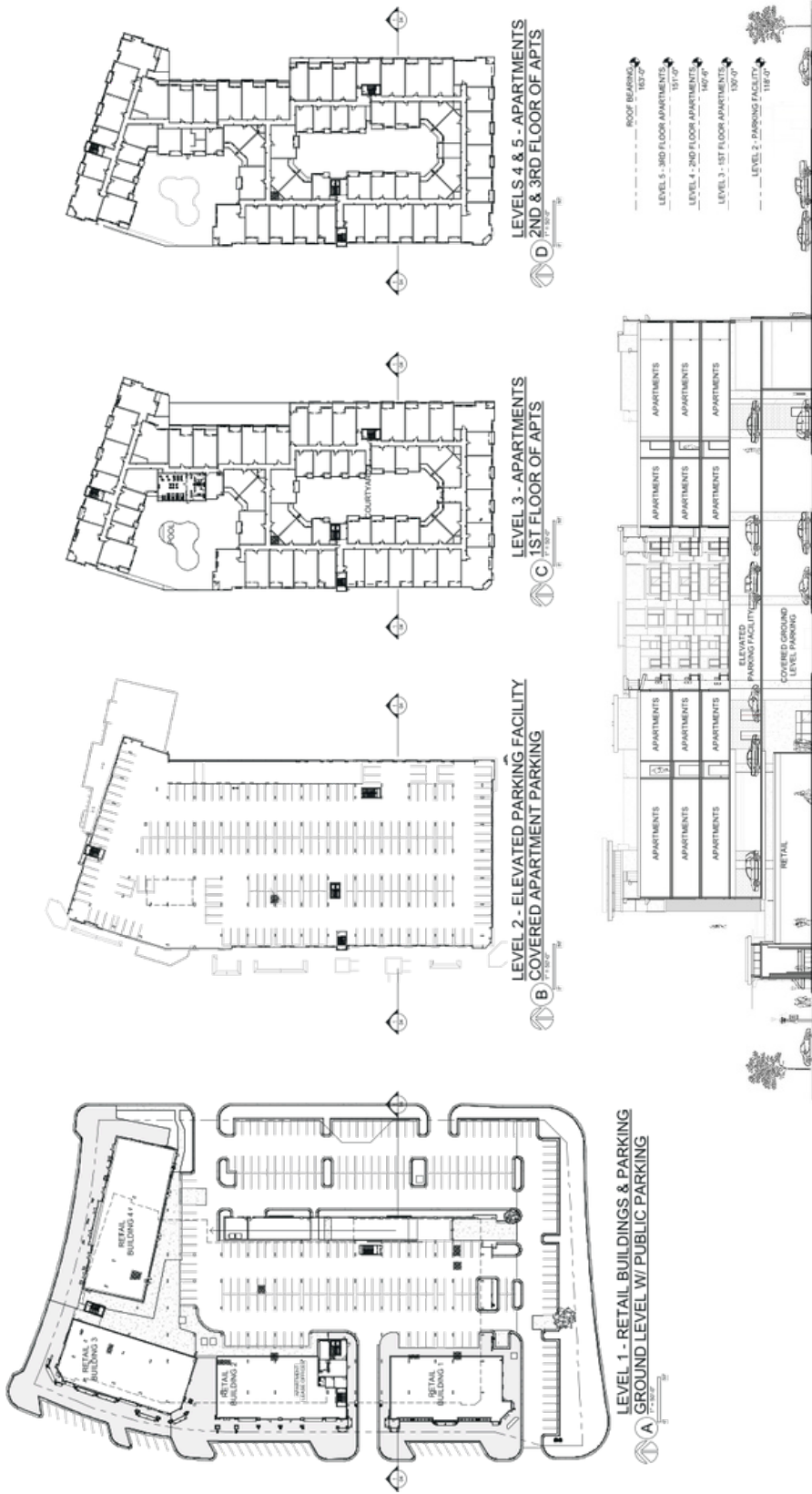
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04
2021.06.07

HERITAGE SQUARE MIXED USE
PARCEL 4 HERITAGE MIXED-USE PRELIMINARY PUD

SPT ARCHITECTURE

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Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft
L1	SOLD 1.28	134,384	L6-A	SOLD 2.25	32,488	L19	0.94	40,822
L2	0.83	55,611	L6-B	SOLD 0.26	31,834	L20	0.61	26,785
L3-A	1.11	36,010	L7	0.31	98,147	L21	1.13	49,410
L3-B	0.73	48,407	L8	SOLD 0.56	11,284	L22	1.45	63,029
L4-A	0.94	31,749	L9	0.26	13,712	L23	SOLD 0.85	59,873
L4-B	0.87	41,151	L10	0.31	142,304	L24	SOLD 0.69	27,137
L5-A	0.92	37,869	L11	0.56	24,453	L25	SOLD 0.71	27,833
L5-B	0.92	40,094						
			L12	0.71	30,755			
			L13	0.57	24,762			
			L14	0.86	37,468			
			L15	0.76	32,942			
			L16	0.85	37,200			
			L17	0.69	29,887			
			L18	SOLD	-			

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