

① WEST ELEVATION  
 3/16" = 1'-0"

ShawverGroup.com

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# PROPERTY HIGHLIGHTS

## FUTURE ENDCAP DRIVE-THRU AVAILABLE

646 E Cloud Avenue, Andover, KS 67002

### LOCATION

646 E Cloud Avenue  
Andover, KS 67002

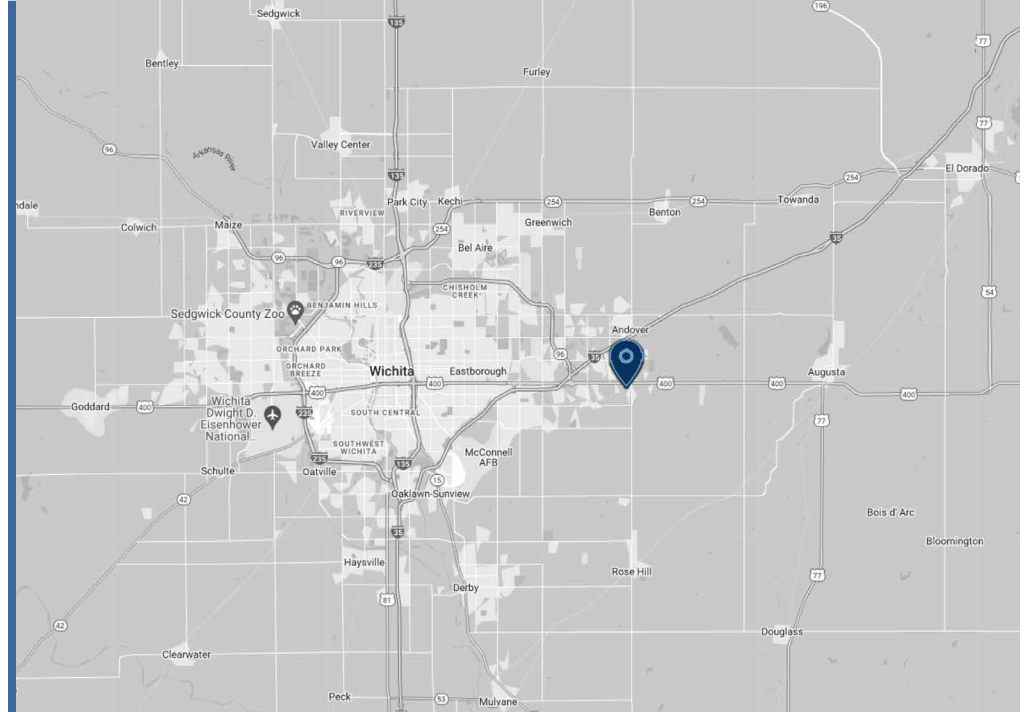
### AVAILABLE

±2,200 SF Endcap zoned for a drive-thru

### RATES

Available Upon Request

### TRADE AREA



### PROPERTY HIGHLIGHTS

- New construction of a two-tenant building with one end cap space available and zoned for a drive-thru
- Excellent visibility along Highway US-54/US-400
- Adjacent tenant is a dental office
- Building available for occupancy Q4 2024

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WIDE  
AERIAL

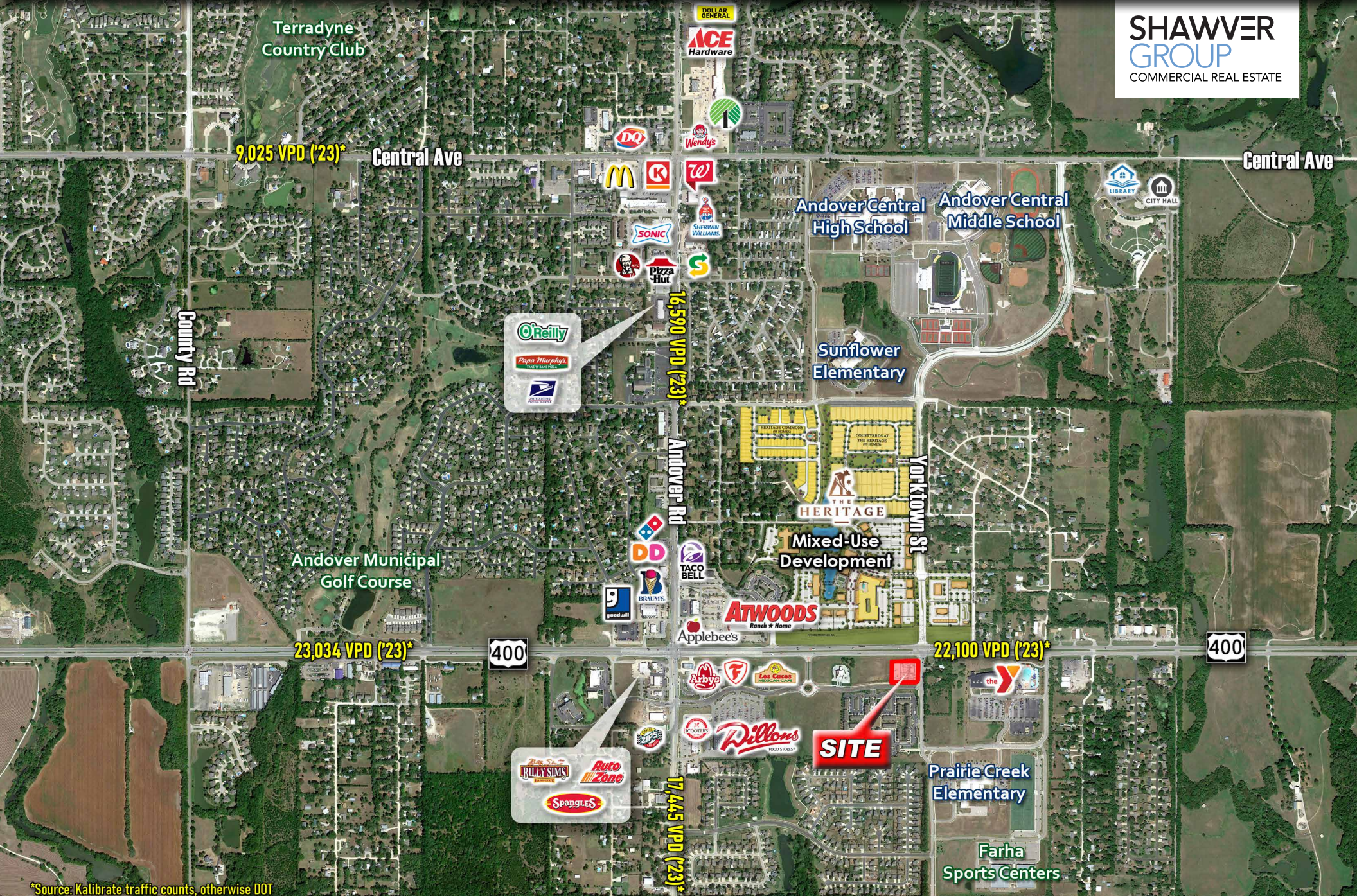
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\*Source: Kalibrate traffic counts, otherwise DOT

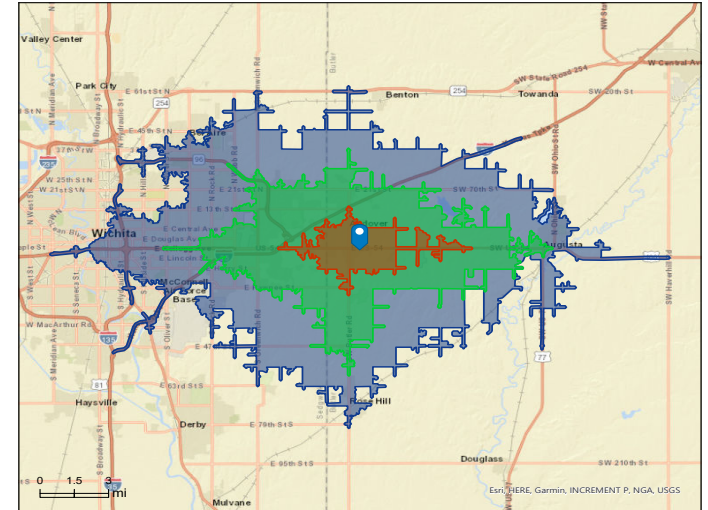
# SITE AERIAL & DEMOS

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## DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	9,933	52,550	172,981
Households	3,516	19,235	69,831
AVG HH Income	\$114,014	\$119,964	\$92,293
Median Age	36.5	37.6	36.7

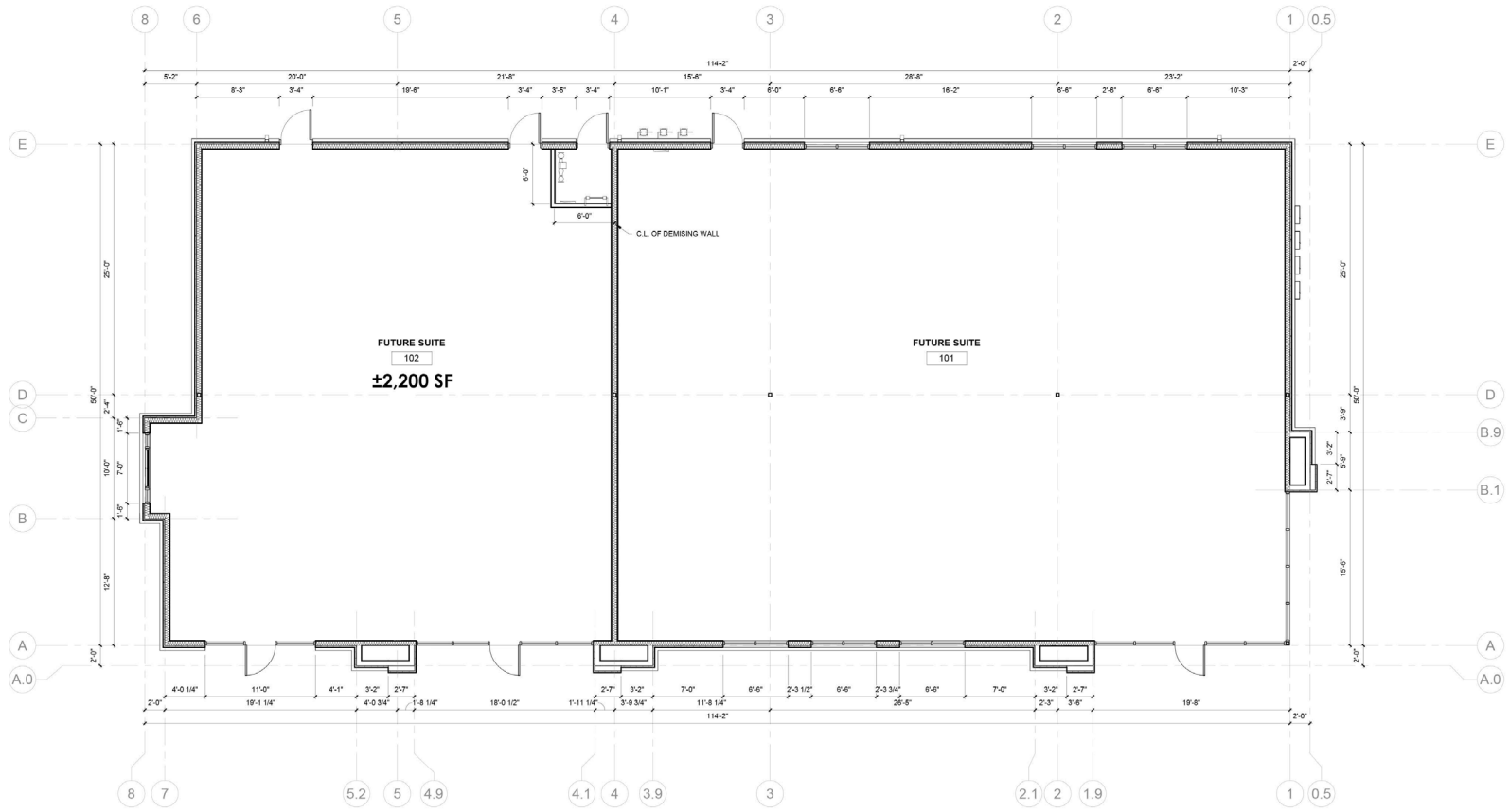
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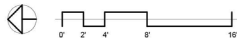
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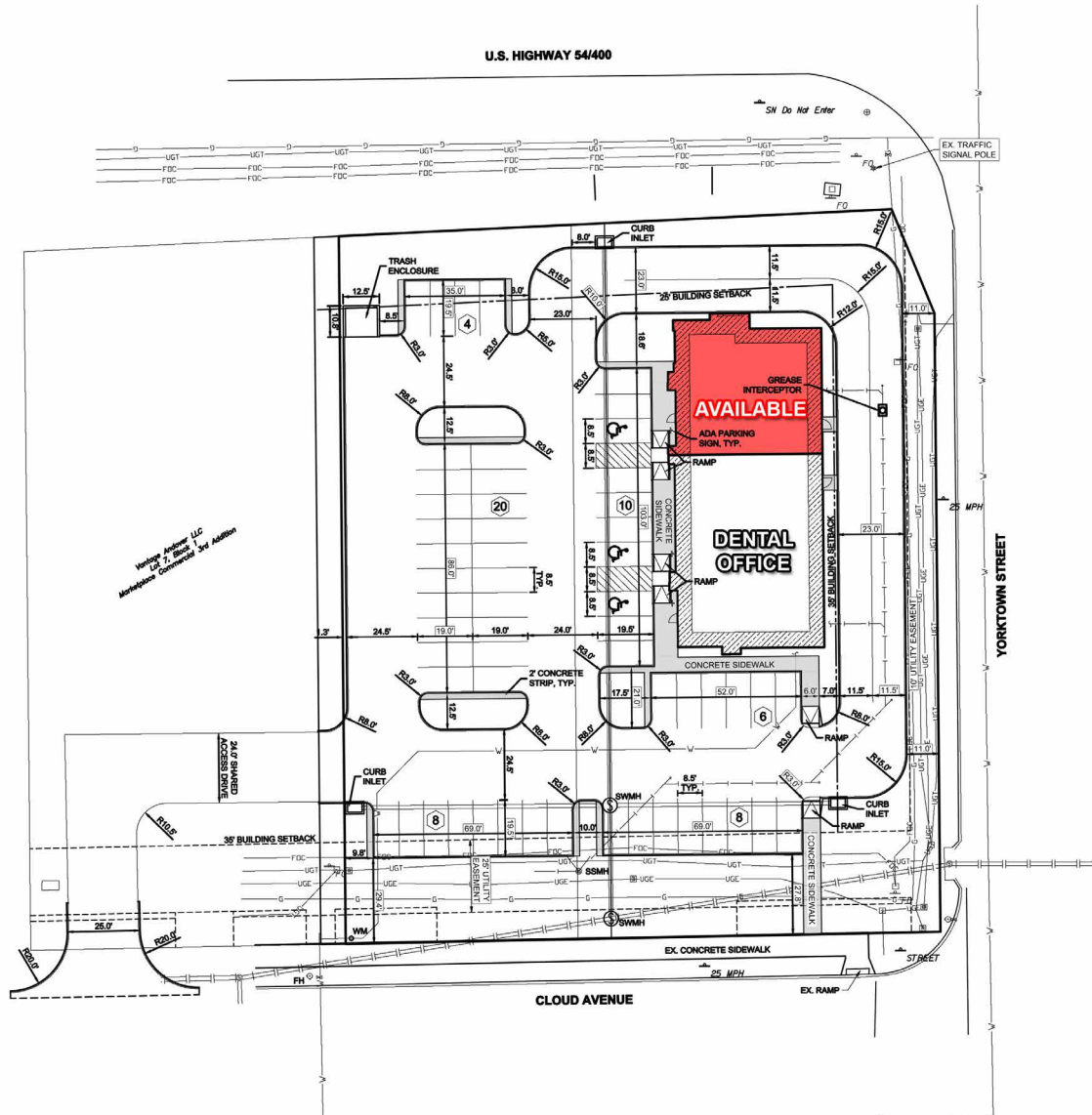


1 DIMENSION PLAN  
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