

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



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**HERITAGE
SQUARE**



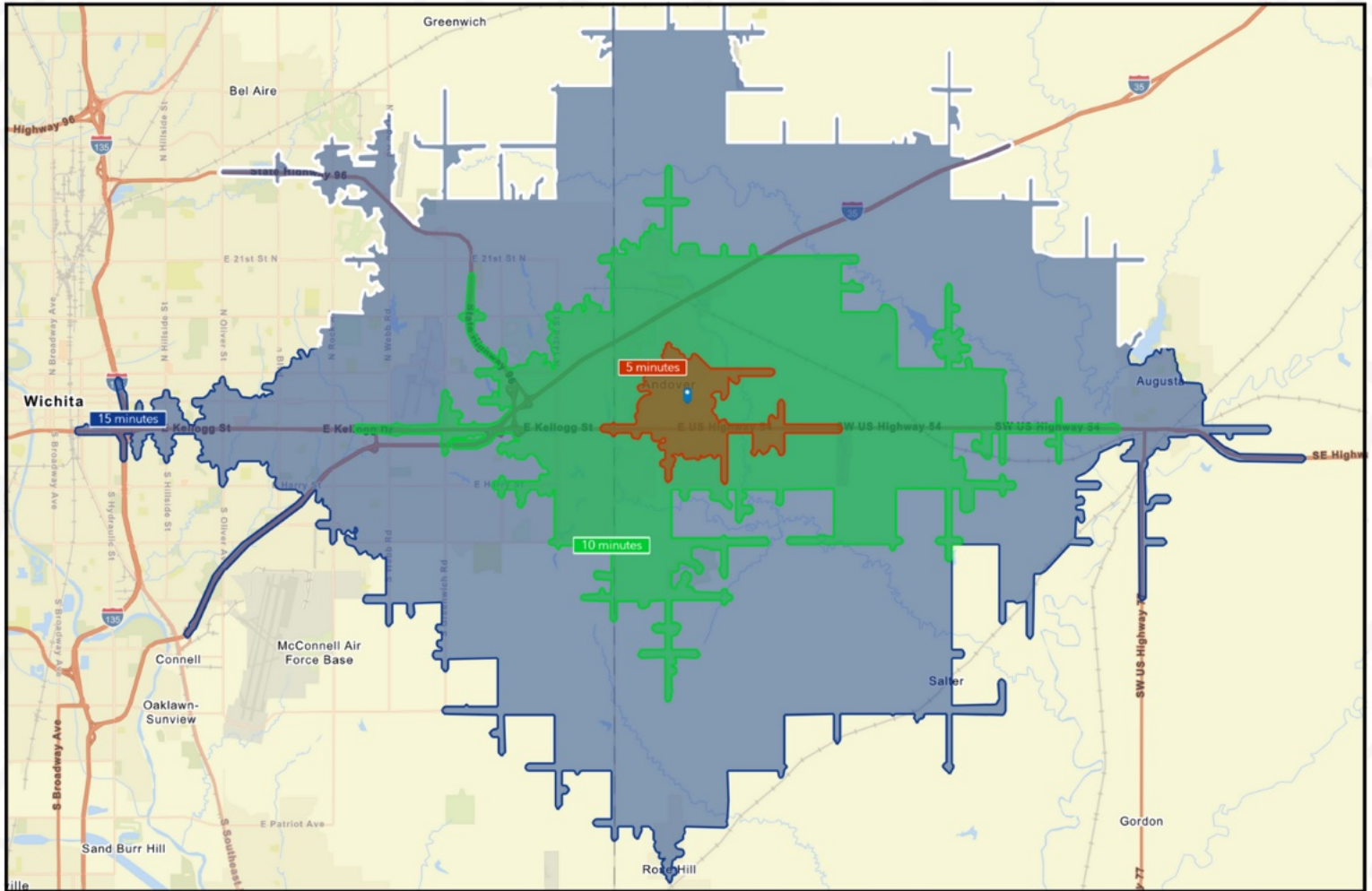
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1425 E. Douglas Ave. Suite 100 Wichita, KS 67211

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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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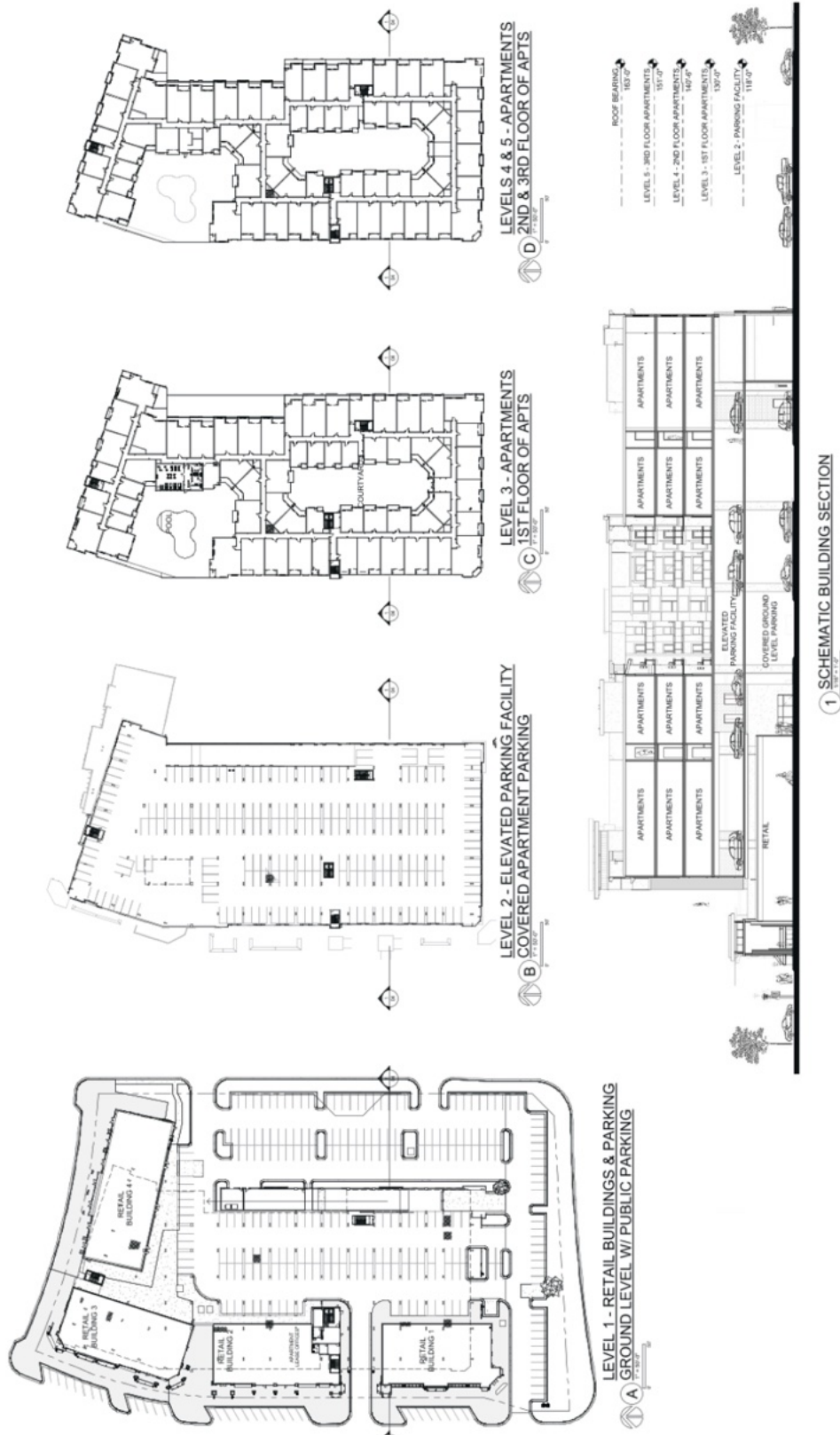
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04
2021.06.07

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



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Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft
L1	SOLD	134,384	L12	0.71	30,755	L19	0.94	40,822
L2	1.28	55,611	L13	0.57	24,762	L20	0.61	26,785
L3-A	0.83	36,010	L14	0.86	37,468	L21	1.13	49,410
L3-B	1.11	48,407	L15	0.76	32,942	L22	PENDING	33,029
L4-A	0.73	31,749	L16	0.85	37,200	L23	SOLD	59,873
L4-B	0.94	41,151	L17	0.69	29,887	L24	SOLD	27,137
L5-A	0.87	37,869	L18	SOLD	-	L25	SOLD	27,833
L5-B	0.92	40,094						



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