



601 S Andover Rd, Andover, KS 67002



**OFFERING SUMMARY**

<b>SALE PRICE:</b>	\$268,520
<b>LOT SIZE:</b>	38,360 SF
<b>ZONING:</b>	Residential
<b>PRICE / SF:</b>	\$7.00

**PROPERTY OVERVIEW**

KW Commercial at Keller Williams Signature Partners, LLC proudly presents this 38,360 sq. ft. lot in Andover, KS with close proximity to Hwy US-54! This lot features a 1,056 sq. ft. ranch-style residential structure with a 2 car garage, 2 bedrooms, 2 bathrooms, and a basement. There is also an additional detached garage at 1,350 sq. ft. in the backyard. It is currently zoned residential, but the sellers are in the process of rezoning property for both residential and commercial uses.

**PROPERTY HIGHLIGHTS**

- Close to Hwy US-54!
- Residential and Garage Structures included!
- To be rezoned for Residential and Commercial Uses!

**KW COMMERCIAL SIGNATURE PARTNERS LLC**  
 1635 N. Waterfront Parkway,  
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# LAND FOR SALE



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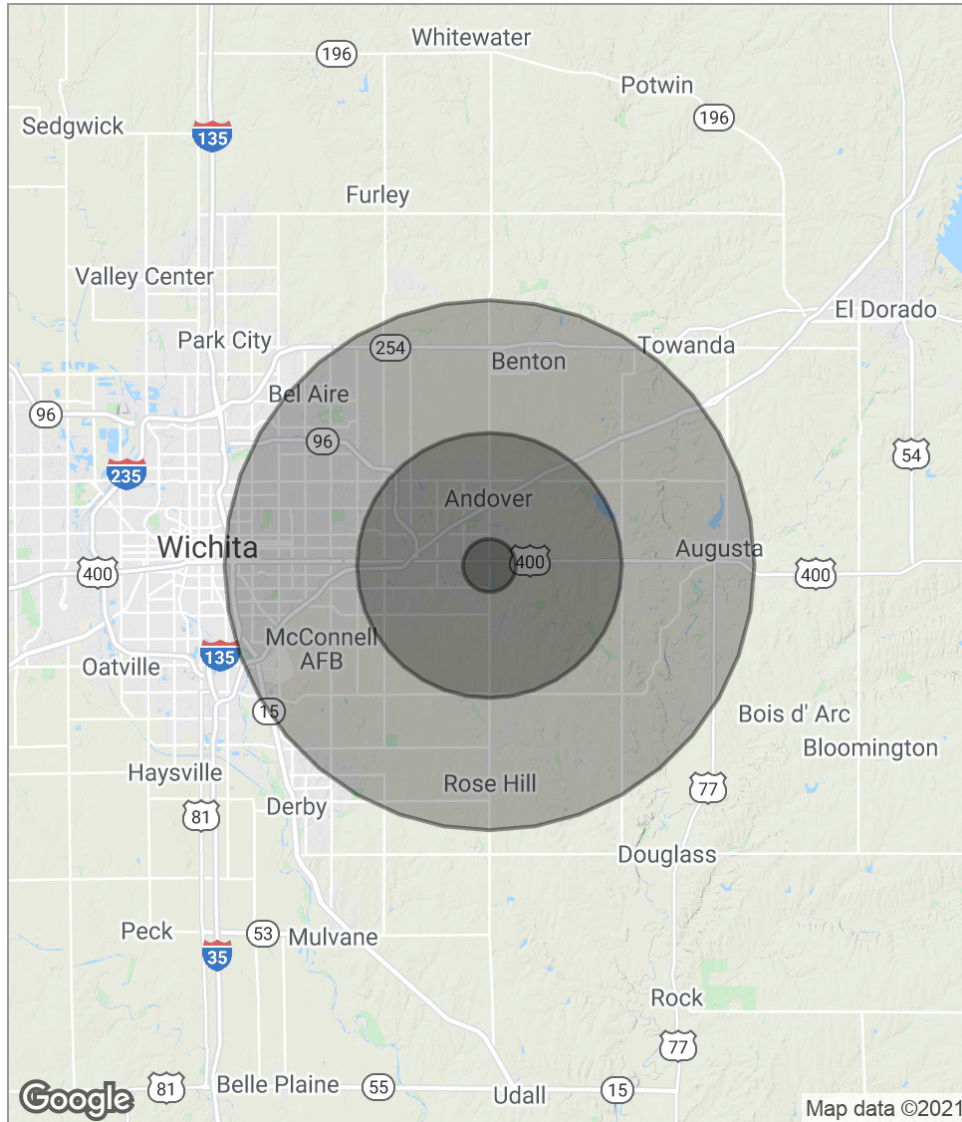
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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,622	37,641	153,105
Median Age	33.7	37.5	36.3
Median Age (Male)	33.7	36.8	35.7
Median Age (Female)	33.6	37.4	36.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	936	13,256	60,481
# Of Persons Per HH	2.8	2.8	2.5
Average HH Income	\$84,199	\$110,894	\$82,727
Average House Value	\$168,254	\$218,616	\$187,242

*\* Demographic data derived from 2010 US Census*

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