

**NEW CONSTRUCTION ENDCAP WITH DRIVE-THRU**

646 E Cloud Avenue, Andover, KS 67002



ShawverGroup.com

**Joanna B. Shawver**  
joanna@shawvergroup.com  
816.213.9578

**Chance Barrow**  
chance@shawvergroup.com  
816.337.5088

# PROPERTY HIGHLIGHTS

## NEW CONSTRUCTION ENDCAP WITH DRIVE-THRU

646 E Cloud Avenue, Andover, KS 67002

### LOCATION

646 E Cloud Avenue  
Andover, KS 67002

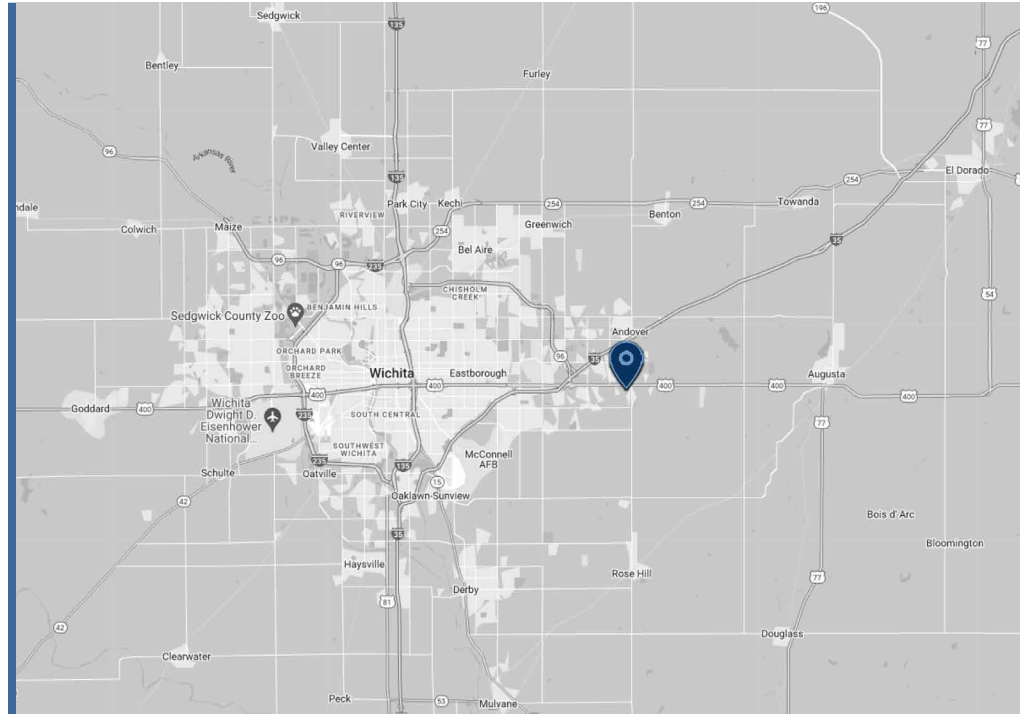
### AVAILABLE

±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 Q1 2025

**SHAWVER GROUP**  
COMMERCIAL REAL ESTATE

**Joanna B. Shawver**  
joanna@shawvergroup.com  
816.213.9578

**Chance Barrow**  
chance@shawvergroup.com  
816.337.5088

**WIDE  
AERIAL**

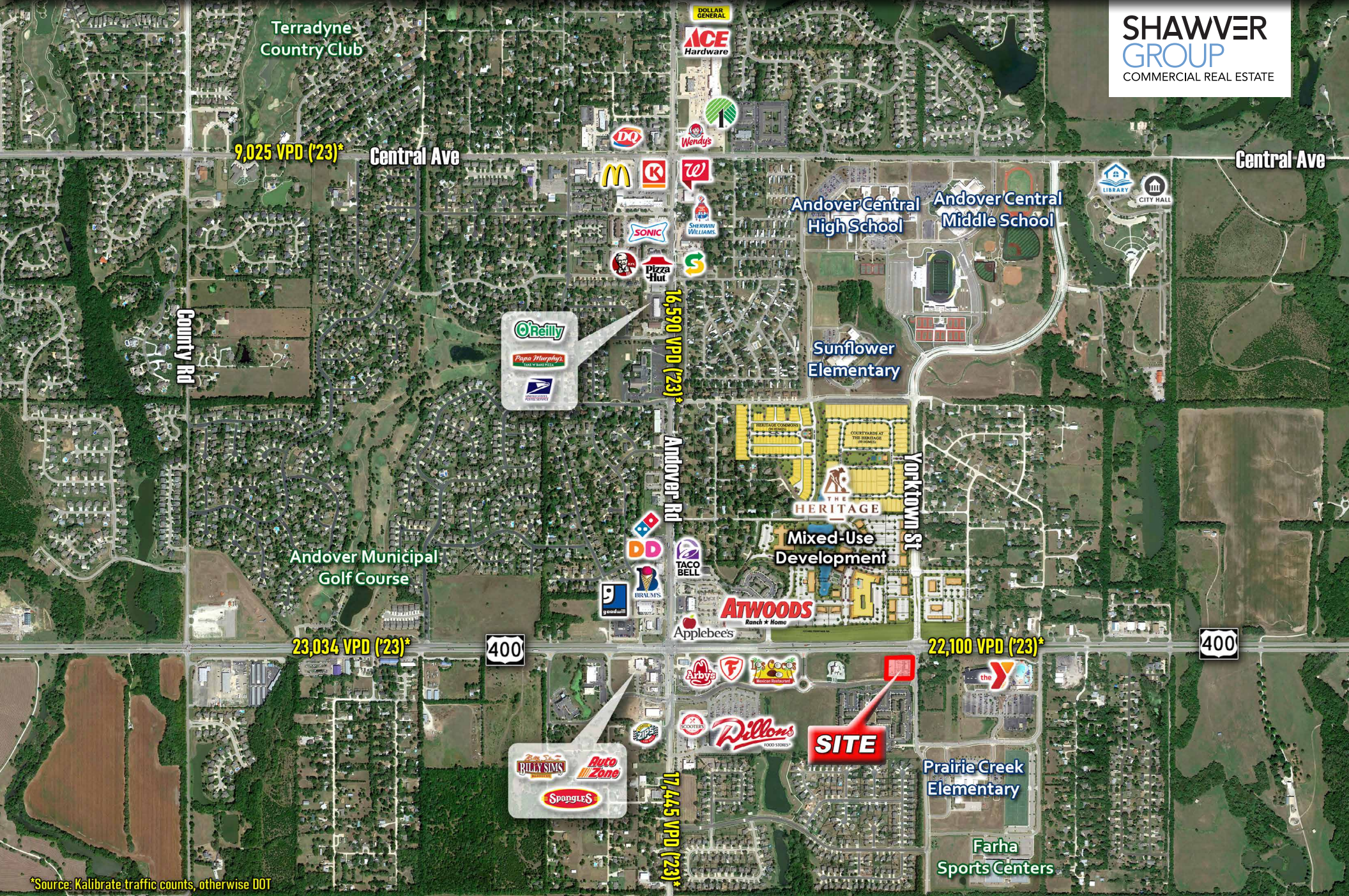
# NEW CONSTRUCTION ENDCAP WITH DRIVE-THRU

646 E Cloud Avenue, Andover, KS 67002

Joanna B. Shawver  
joanna@shawvergroup.com  
816.213.9578

Chance Barrow  
chance@shawvergroup.com  
816.337.5088

**SHAWVER  
GROUP**  
COMMERCIAL REAL ESTATE

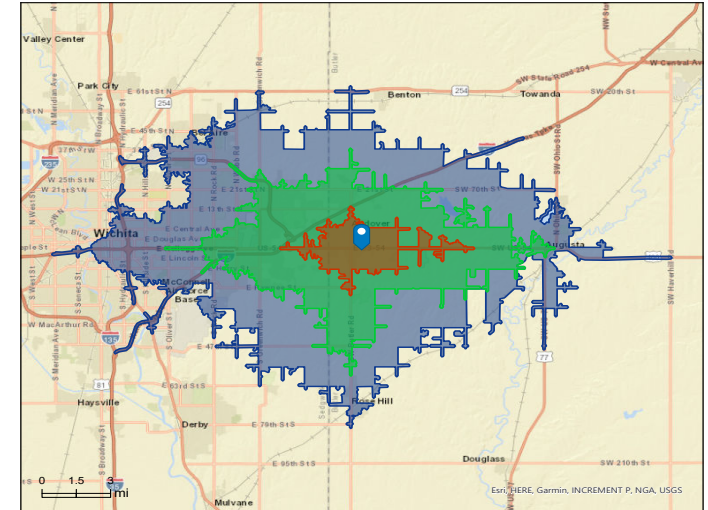


\*Source: Kalibrate traffic counts, otherwise DOT

# SITE AERIAL & DEMOS

## NEW CONSTRUCTION ENDCAP WITH DRIVE-THRU

646 E Cloud Avenue, Andover, KS 67002



### 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

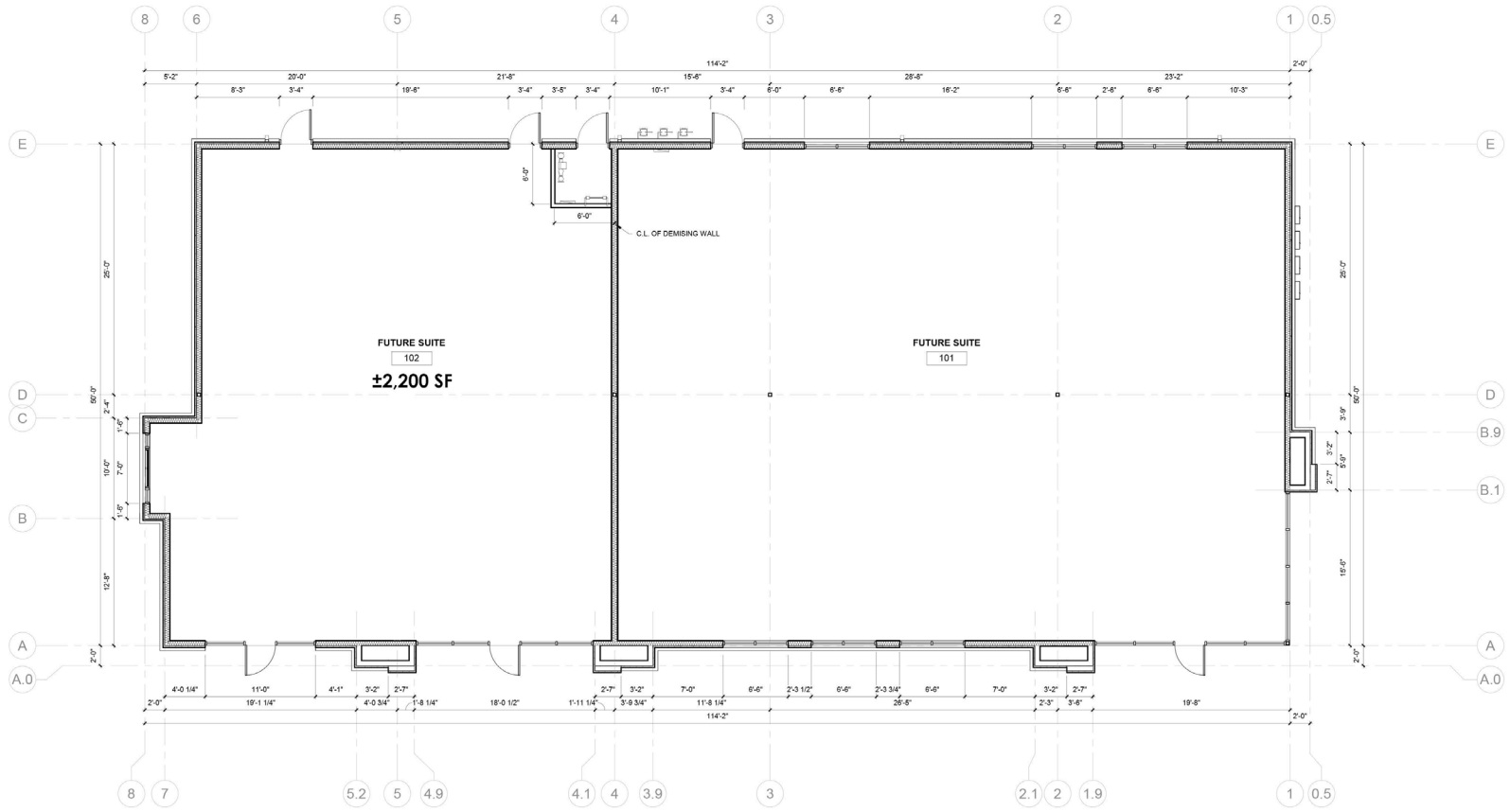
**SHAWVER GROUP**  
COMMERCIAL REAL ESTATE

**Joanna B. Shawver**  
joanna@shawvergroup.com  
816.213.9578

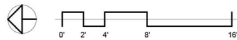
**Chance Barrow**  
chance@shawvergroup.com  
816.337.5088

## NEW CONSTRUCTION ENDCAP WITH DRIVE-THRU

646 E Cloud Avenue, Andover, KS 67002



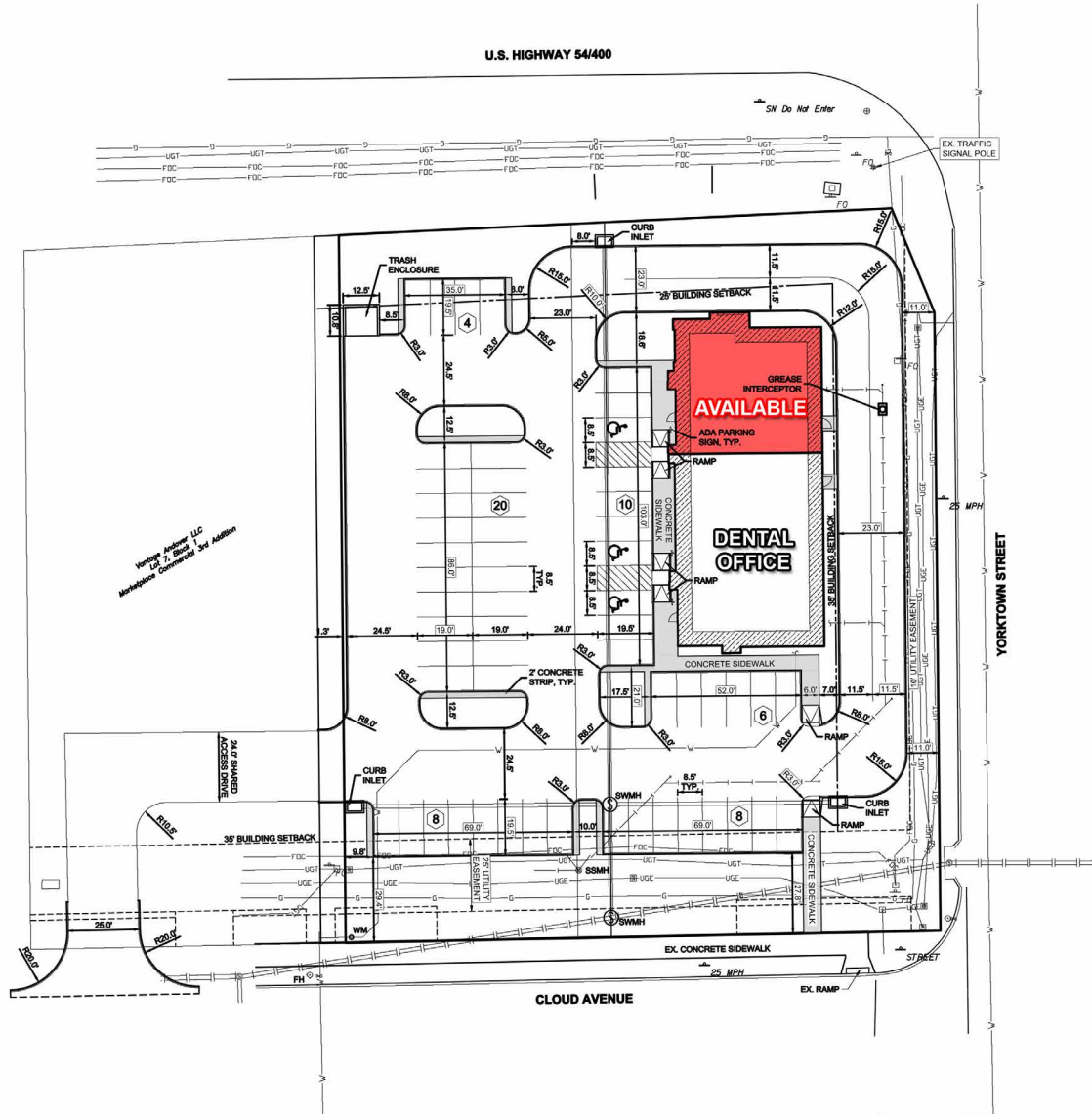
1 DIMENSION PLAN  
3/16" = 1'-0"



# SITE PLAN

## NEW CONSTRUCTION ENDCAP WITH DRIVE-THRU

646 E Cloud Avenue, Andover, KS 67002



**SHAWVER  
GROUP**  
COMMERCIAL REAL ESTATE

Joanna B. Shawver  
joanna@shawvergroup.com  
816.213.9578

Chance Barrow  
chance@shawvergroup.com  
816.337.5088

## NEW CONSTRUCTION ENDCAP WITH DRIVE-THRU

646 E Cloud Avenue, Andover, KS 67002



# PROGRESS PHOTOS

## NEW CONSTRUCTION ENDCAP WITH DRIVE-THRU

646 E Cloud Avenue, Andover, KS 67002



**SHAWVER**  
**GROUP**  
COMMERCIAL REAL ESTATE

**Joanna B. Shawver**  
joanna@shawvergroup.com  
816.213.9578

**Chance Barrow**  
chance@shawvergroup.com  
816.337.5088

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.