

Vacant Car Wash

565 S Andover Rd | Andover, KS 67002

Car Wash Investment Opportunity

Offering Memorandum



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Point of Contact



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Property Overview

565 S Andover Rd
Andover, KS 67002



Investment Highlights

Vacant Investment Opportunity

±1.10 AC
Lot Size

2018
Year Built

±15,390
VPD

Property Highlights

- **Vacant Repositioning Opportunity** - Vacant former Zips Car Wash offered with real estate and business assets included, supporting immediate re-opening, re-branding, or alternate tenant conversion
- **Express Wash Build** - The 3,996 SF facility features an approximately 120-ft express tunnel, 2 POS/pay lanes, and 10 dedicated vacuum stalls
- **Scaled Site Configuration** - The property sits on a 1.10 AC lot with access designed to accommodate vehicle stacking and customer circulation for high-throughput users
- **Established Andover Corridor** - The site fronts S Andover Rd with approximately ±15,390 VPD and sits less than 1 mile from US-400/Kellogg Ave, and near Starbucks, Scooter's Coffee, Dunkin', Casey's, Kwik Shop, Walgreens, and Westlake Ace Hardware
- **Strong Daily-Needs Adjacency** - Immediate proximity to Dillons Marketplace places the site within a high-frequency grocery-anchored retail node
- **Growing Suburban Trade Area** - Andover as a growing, higher-income suburb within the Wichita MSA, supporting daily-needs and commuter-driven demand
- **Nearby Demand Generators** - The surrounding area includes Andover Central High School, Andover Central Middle School, the Farha Sports Centers YMCA, and Capitol Federal Amphitheater, all noted traffic generators in the trade area





 **Andover Central Middle School**
±890 Students

 **Andover Central Middle School**
±640 Students



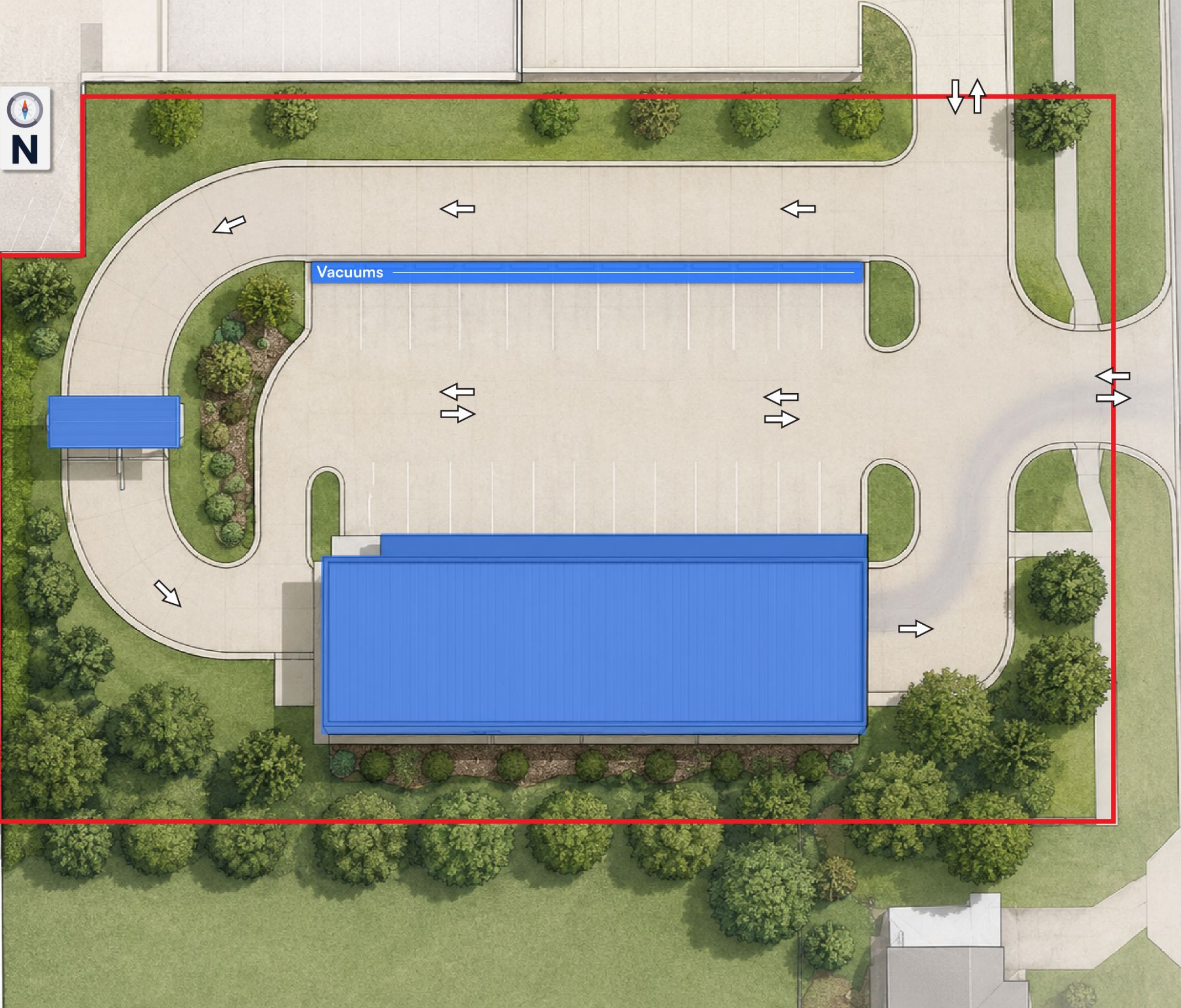
 **± 23,500 VPD**



S Andover Rd ± 15,390 VPD

Subject Property





Vacuums

S Andover Rd ± 15,390 VPD

565 S Andover Rd
Andover, KS 67002

\$3,000,000
List Price

Type of Sale Business and Real Estate

Car Wash Type Express

Lot Size ±1.10 AC

GLA ±3,996 SF

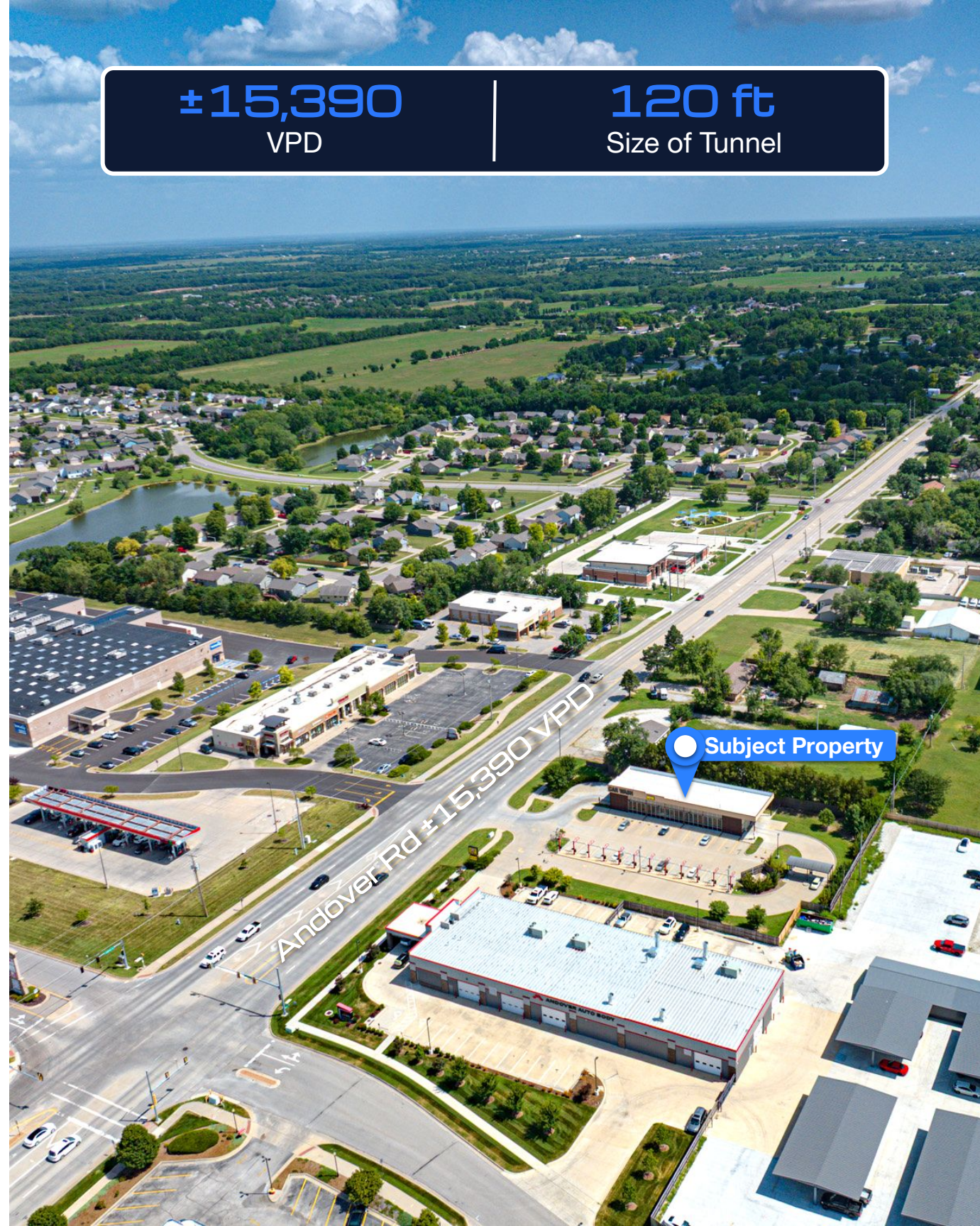
Year Built 2018

of Vacuums 10

POS Stations 2

±15,390
VPD

120 ft
Size of Tunnel



Property Photos



Market Overview

565 S Andover Rd
Andover, KS 67002

Wichita, KS MSA



ANDOVER, KS

Local Market Overview

Located just east of Wichita in Butler County, Andover is one of the fastest-growing communities in south-central Kansas and is part of the Wichita Metropolitan Statistical Area. The city offers direct access to U.S. Highway 54/Kellogg Avenue, K-96, and Interstate 35, providing convenient connectivity throughout the region and to Wichita Dwight D. Eisenhower National Airport. Its strategic location allows residents and businesses to benefit from the employment base and amenities of the Wichita metro while maintaining the appeal of a suburban community.

Andover has experienced steady population growth, with the U.S. Census estimating approximately 17,370 residents in 2025, representing more than 16% growth since 2020. The community is characterized by strong household incomes, a highly educated workforce, and high homeownership rates, making it an attractive destination for families and professionals. Excellent public schools, well-maintained parks, and continued residential development have supported sustained demand for housing and neighborhood-serving retail.

Commercial activity in Andover continues to expand alongside its residential growth. Retail corridors along U.S. 54 feature a growing mix of national retailers, restaurants, healthcare providers, and service-oriented businesses that serve both local residents and commuters throughout the Wichita metro. The city's pro-growth approach to economic development, combined with available land for new projects and a high-income consumer base, has positioned Andover as an increasingly desirable market for retail, office, and mixed-use investment.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,969	23,894	53,904
Current Year Estimate	5,702	22,939	51,201
Growth Current Year-Five-Year	4.69%	4.16%	5.28%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,369	8,918	19,739
Current Year Estimate	2,243	8,501	18,619
Growth Current Year-Five-Year	5.63%	4.90%	6.02%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$117,806	\$161,994	\$172,780

Wichita, KS MSA

397,000

Total Population

205,000

Employed Population

6%

Retail Vacancy

\$40B+

Regional GDP



Beech Factory Airport ±6 Miles From Subject Property

Local Market Overview

Wichita serves as the economic center of south-central Kansas and remains one of the Midwest's strongest manufacturing and logistics hubs. Known as the "Air Capital of the World," the city's economy is anchored by aerospace manufacturing, healthcare, education, logistics, and professional services. Its central U.S. location, interstate connectivity, rail access, and Wichita Dwight D. Eisenhower National Airport support efficient regional distribution and business operations. Employers continue to benefit from Wichita's skilled labor force, competitive operating costs, and business-friendly environment.

The city also offers a growing mix of residential development, entertainment districts, and outdoor amenities that support long-term population stability and workforce retention. Downtown revitalization efforts, the Arkansas River corridor, and expanding suburban communities continue to attract investment activity across multiple commercial real estate sectors. Affordable housing and lower overall living costs further position Wichita as an attractive Midwestern market for businesses and investors.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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