

FOLKS CORNER

4343 N 6TH ST & 608 FOLKS RD, LAWRENCE, KS 66049



HIGHLIGHTS

- 1.7± Acres Total, 2 Parcels Surrounding the Corner
- 4343 N 6th St has .7± Ac Lot, 2,000 SF Residence and 2,400 SF Warehouse
- 608 Folks Rd has 1+/- Ac Lot and 1,000 SF Residence
- Access to 6th St & Folks Rd
- Redevelopment Opportunity or Income
- Owner Will Sell Separately

FOR SALE

\$605,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	9,767	55,140	86,842
2015 AVG HOUSEHOLD INCOME	\$96,190	\$70,356	\$62,426

TRAFFIC COUNTS

TRAFFIC COUNTS ON W 6TH ST 21,900 Vehicles/Day

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