



LAWRENCE, KS RETAIL SPACE

24th & Iowa Street | 2329-2339 Iowa | Lawrence, KS



PRICED TO LEASE | 5,700 - 23,200 SF AVAILABLE

DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Est. Population	15,360	78,158	100,699
Avg. HH Income	\$49,973	\$62,679	\$70,855

Drive Time	5 min	10 min	15 Min
Est. Population	78,139	102,691	112,466
Avg. HH Income	\$60,557	\$71,437	\$73,173

- Brand new Texas Roadhouse - now open!
- Join regional/national tenants Texas Roadhouse, 9 Round Kick Boxing, Salon Centric, and new Party America
- Neighboring tenants include Natural Grocers, Walmart Supercenter, Home Depot, Target, Menards, Best Buy, Kohl's, Ross Dress, JC Penney, and many more
- 26,000 cars per day on Iowa Street with great access and pylon sign
- Just minutes from the University of Kansas, with an enrollment of approximately 29,000 students and 19,000 employees
- Pole signage on Iowa available / Ample parking
- Aggressive Rental Rates - Busiest Retail Corridor in Lawrence, KS!
- Bring all offers



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

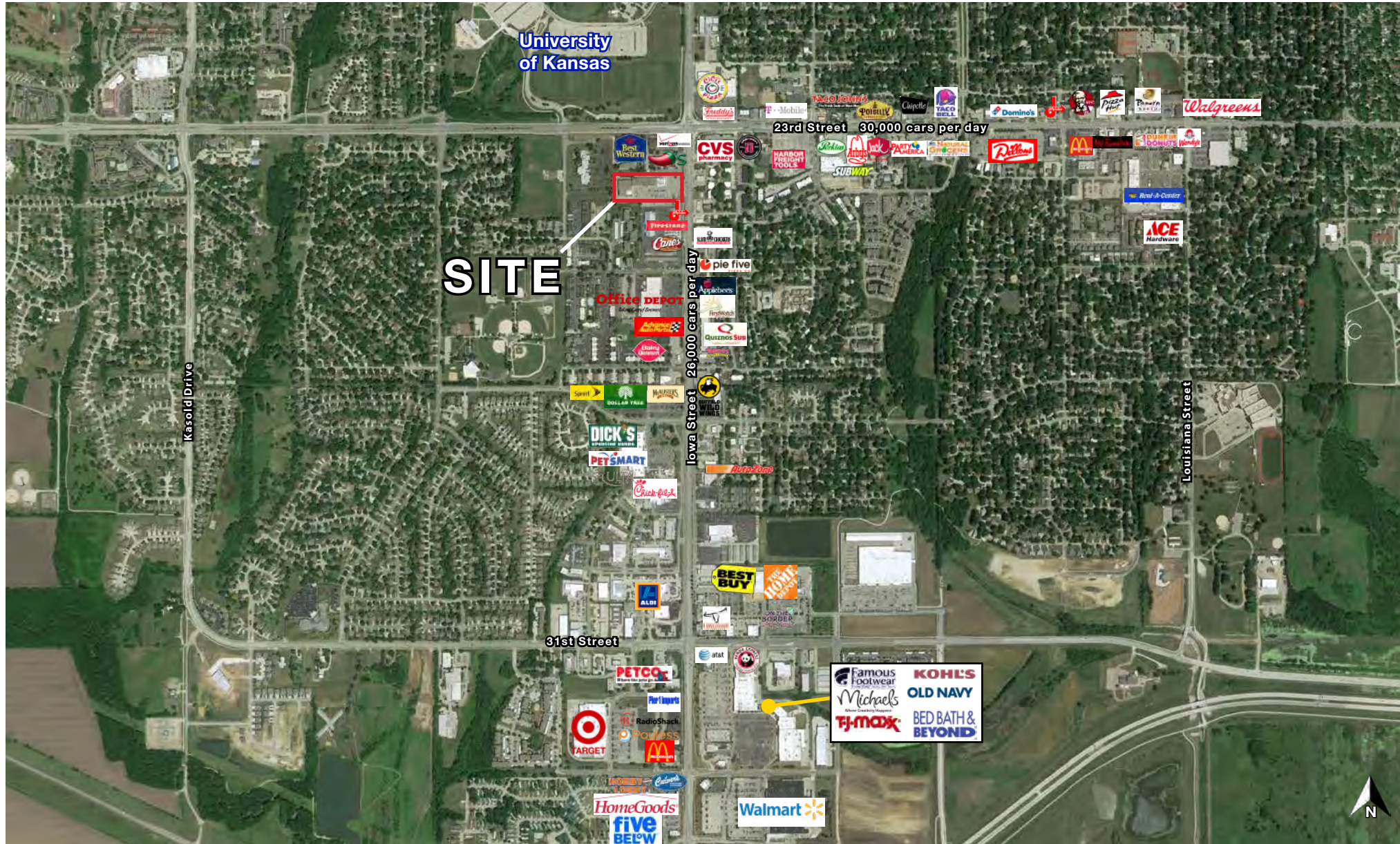


PRIME RETAIL SPACE FOR LEASE

24th & Iowa Street | 2329-2339 Iowa | Lawrence, KS

8,400 - 23,200 SF
RETAIL SPACES
AVAILABLE

AERIAL





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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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PYLON SIGN



PHOTOS



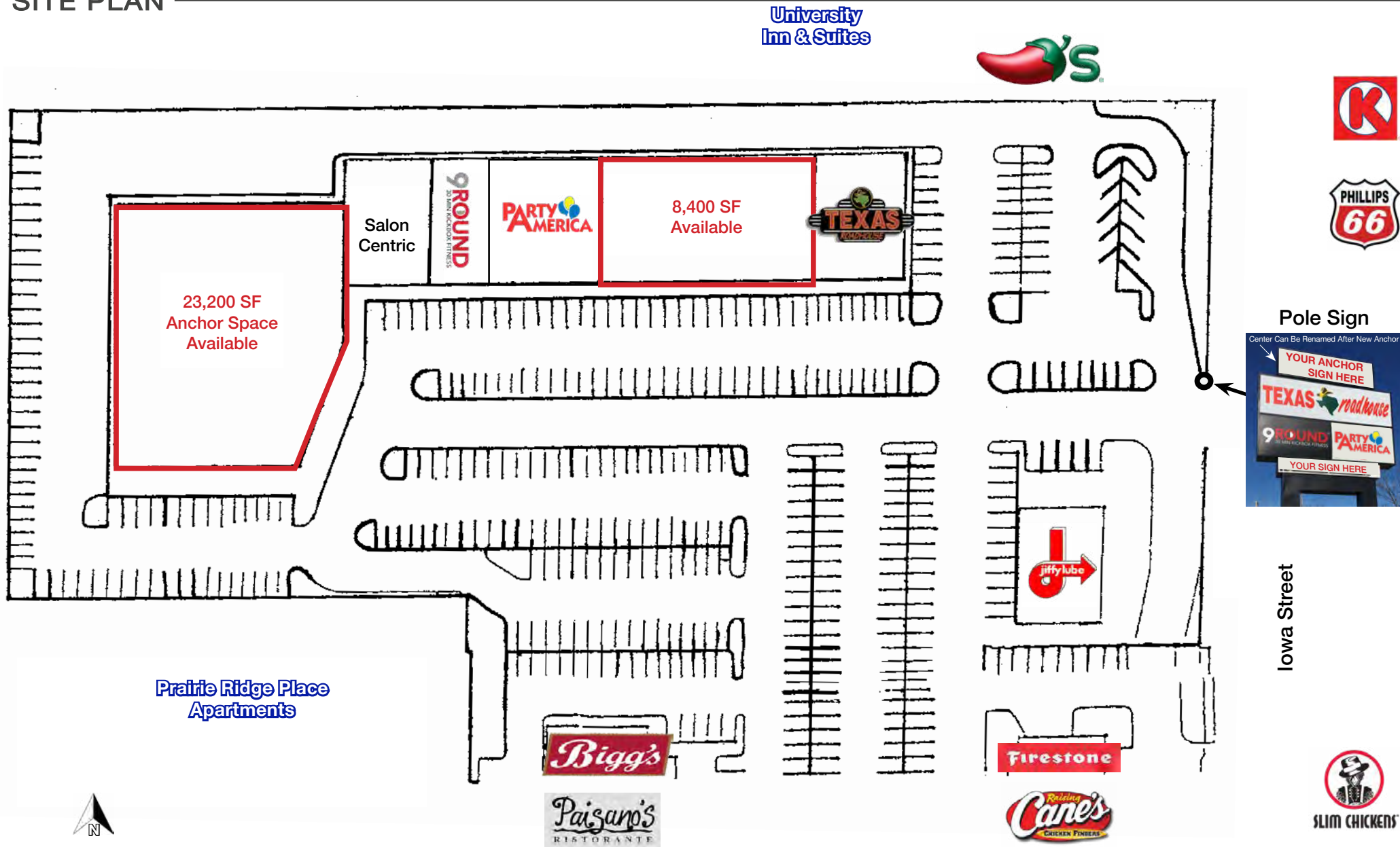


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SITE PLAN

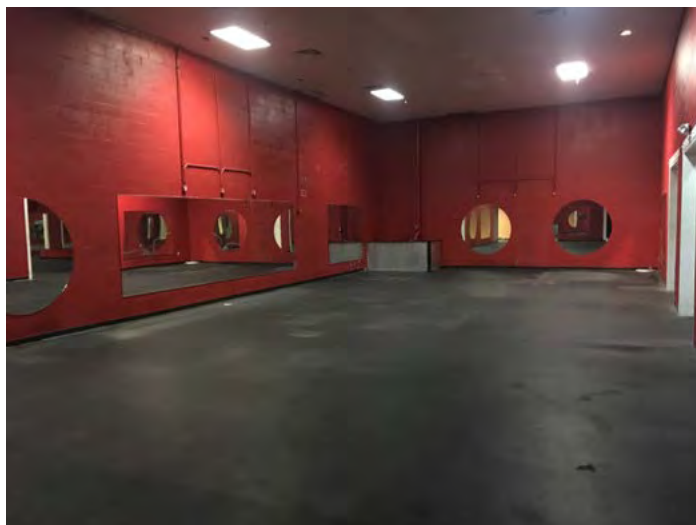
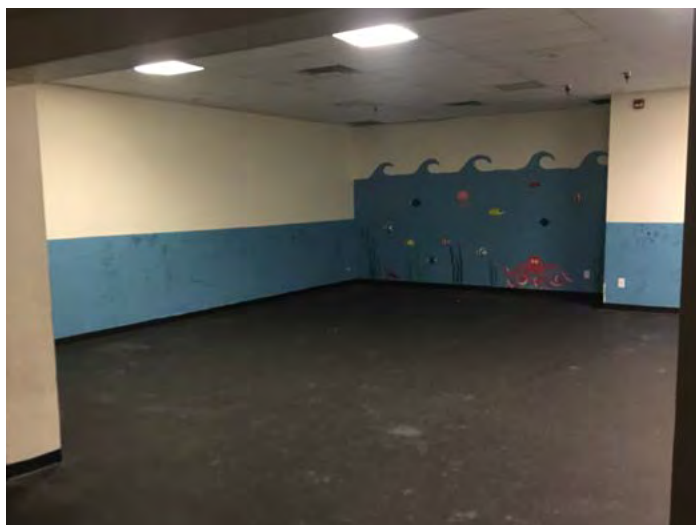
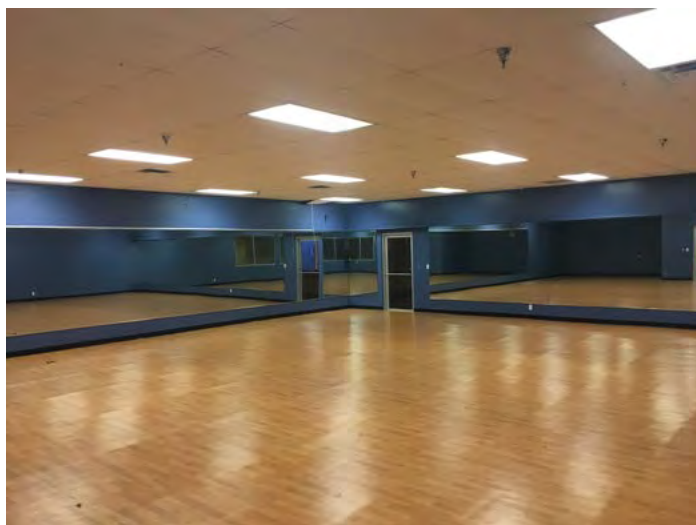
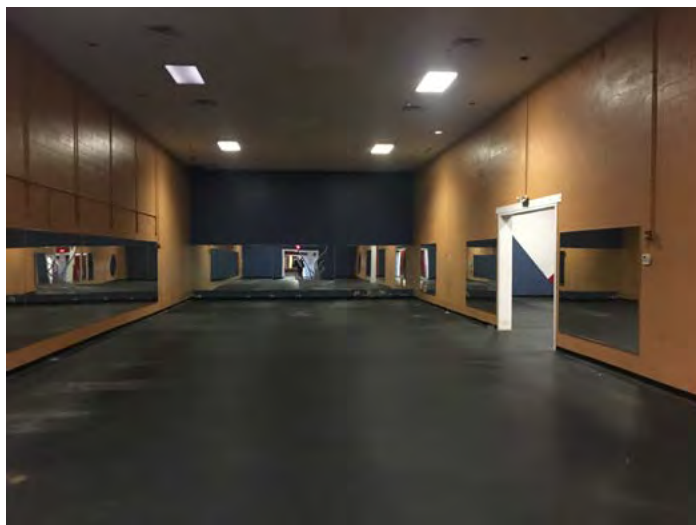
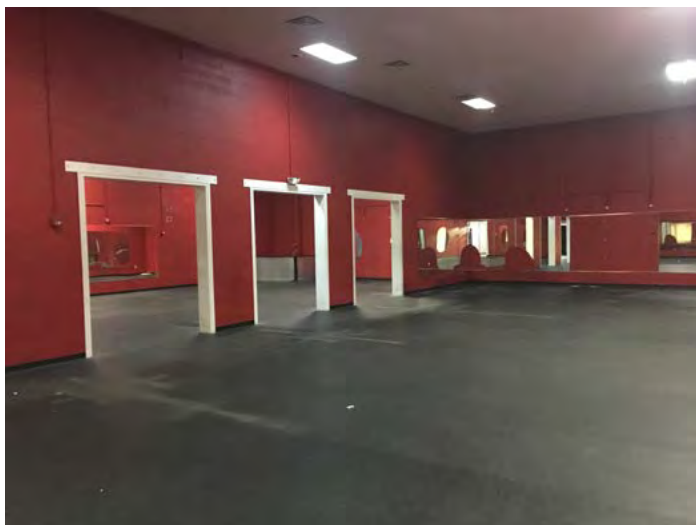




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23,200 SF SPACE PHOTOS





PRIME RETAIL SPACE FOR LEASE

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8,400 SF SPACE PHOTOS



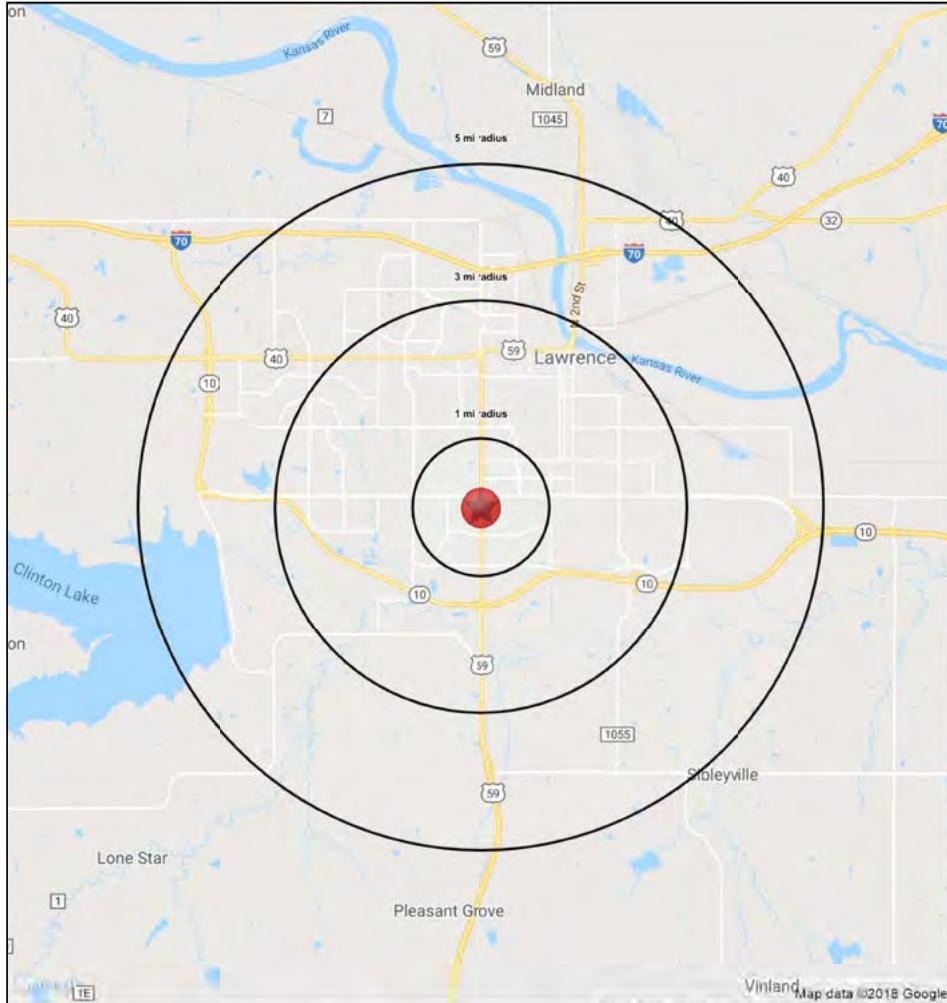


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1-3-5 MILE RADIUS RING MAP & DEMOS



24th Street & Iowa Street Lawrence, KS 66046		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	15,360	78,158	100,699
	2023 Projected Population	16,523	83,175	107,241
	2010 Census Population	14,755	72,820	90,095
	2000 Census Population	15,410	71,809	82,456
	Projected Annual Growth 2018 to 2023	1.5%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	-	0.5%	1.2%
HOUSEHOLDS	2018 Median Age	26.3	29	30.3
	2018 Estimated Households	6,279	32,579	42,042
	2023 Projected Households	6,856	35,014	45,137
	2010 Census Households	5,774	28,989	35,940
	2000 Census Households	6,023	27,974	32,228
	Projected Annual Growth 2018 to 2023	1.8%	1.5%	1.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	0.2%	0.9%	1.7%
	2018 Estimated White	69.7%	77.7%	78.7%
	2018 Estimated Black or African American	6.4%	5.5%	5.5%
	2018 Estimated Asian or Pacific Islander	10.8%	6.8%	6.4%
	2018 Estimated American Indian or Native Alaskan	3.1%	2.4%	2.1%
	2018 Estimated Other Races	9.9%	7.6%	7.2%
INCOME	2018 Estimated Hispanic	9.7%	7.2%	7.0%
	2018 Estimated Average Household Income	\$49,973	\$62,679	\$70,855
	2018 Estimated Median Household Income	\$40,840	\$50,372	\$57,225
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$21,185	\$26,704	\$30,042
	2018 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.7%	1.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.0%	3.0%
	2018 Estimated High School Graduate	20.0%	16.7%	16.6%
	2018 Estimated Some College	18.7%	18.1%	17.6%
	2018 Estimated Associates Degree Only	5.5%	7.2%	6.9%
BUSINESS	2018 Estimated Bachelors Degree Only	25.6%	27.6%	27.8%
	2018 Estimated Graduate Degree	26.2%	25.7%	26.6%
	2018 Estimated Total Businesses	629	3,647	4,391
	2018 Estimated Total Employees	7,888	47,067	55,515
	2018 Estimated Employee Population per Business	12.5	12.9	12.6
	2018 Estimated Residential Population per Business	24.4	21.4	22.9

