

SUNSET WEST SHOPPING CENTER

3115 W 6TH ST, LAWRENCE, KS 66049



CONFIDENTIAL LISTING



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REECE COMMERCIAL REAL ESTATE

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PROPERTY INFORMATION

- Do Not Disturb Tenants
- For Sale \$1,725,000, Only \$75.00/SF
- 23,000 SF Shopping Center
- 100% Occupied
- 27,000 CPD
- Only 1.6 Miles from KU
- Near Genesis Health Clubs and Dillons
- Below Market Rents Provide Significant Value Add
- Current Cap Rate 7.40%, Stabilized Cap Rate 12.26%



TOTAL POPULATION |

1 Mile: 12,809 3 Mile: 84,590 5 Mile: 100,614



AVG HOUSEHOLD INCOME |

1 Mile: \$79,301 3 Mile: \$73,120 5 Mile: \$71,016



DAYTIME POPULATION |

1 Mile: 4,859 3 Mile: 48,758 5 Mile: 55,976

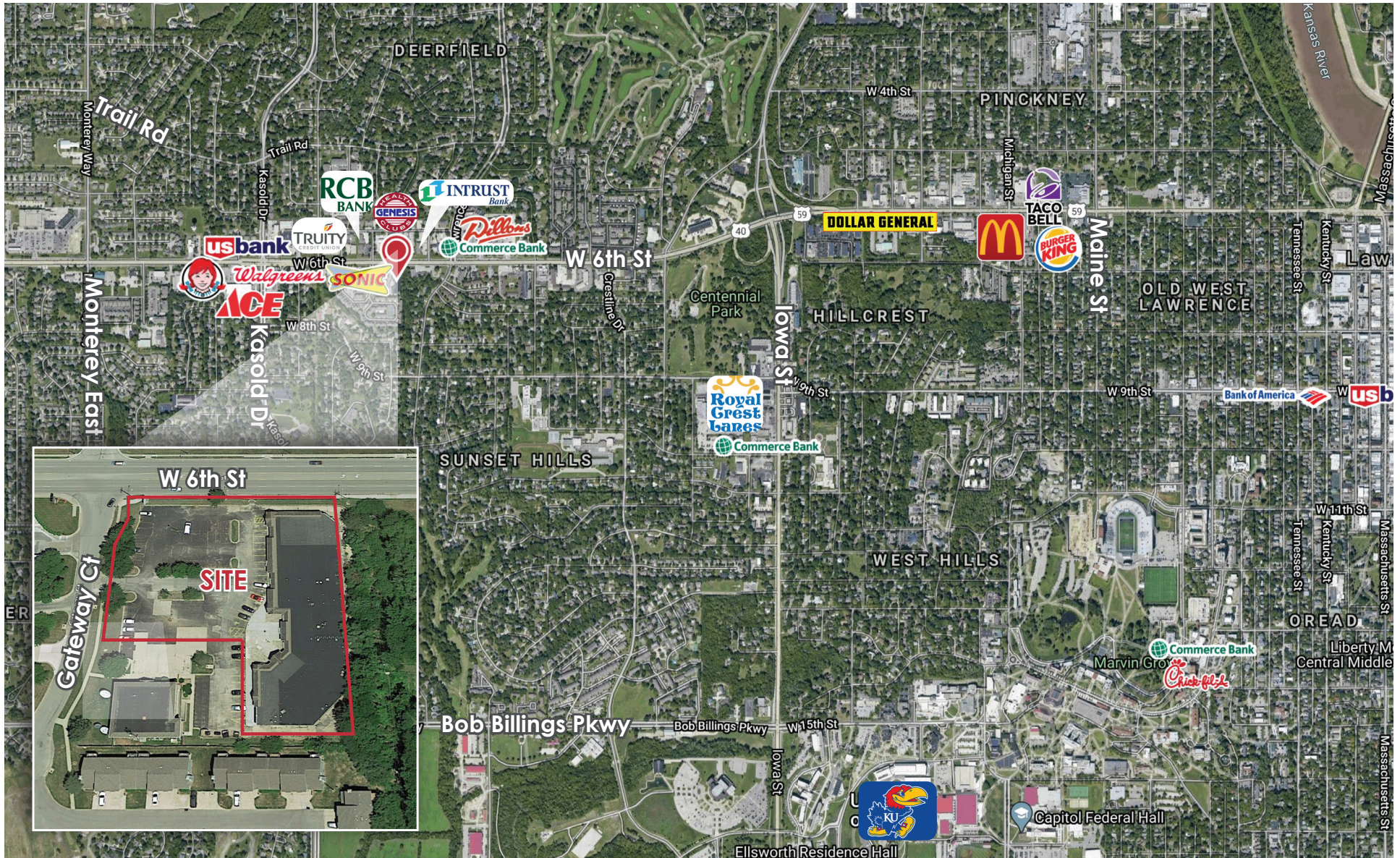


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