



# Louisiana Purchase Shopping Center

Prime 23rd Street Retail Space Available For Lease  
23rd Street & Louisiana (NWC), Lawrence, KS



## 1,404 SF - 4,345 SF AVAILABLE FOR LEASE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,949	71,352	99,245
Avg. Household Income	\$47,698	\$55,951	\$70,314

- Just seconds from the University of Kansas with an enrollment of 30,000+ students
- Across from Checkers Grocery Store
- 30,000 cars per day on 23rd Street
- Neighboring tenants include Walgreen's, McDonald's, Panera Bread, Wendy's, KFC, Dunkin Donuts, Ace Hardware, and more
- Walking distance from significant student housing area
- New 23rd Street monument sign to be constructed



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DANIEL BROCATO | 816.412.7303 | [dbrocate@blockandco.com](mailto:dbrocate@blockandco.com)

DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

Exclusive Agents



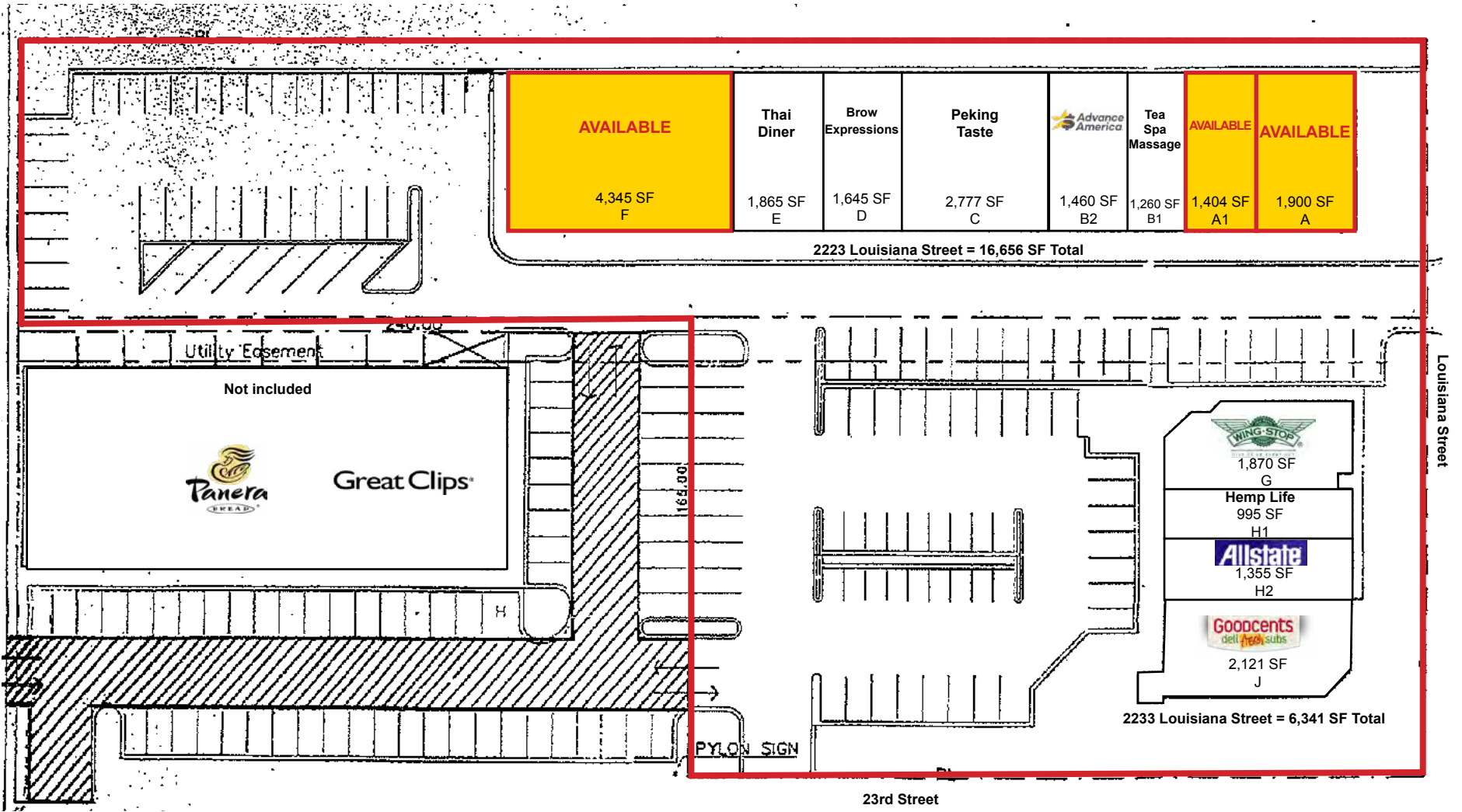


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## SITE PLAN



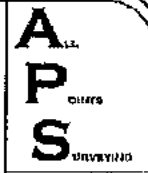
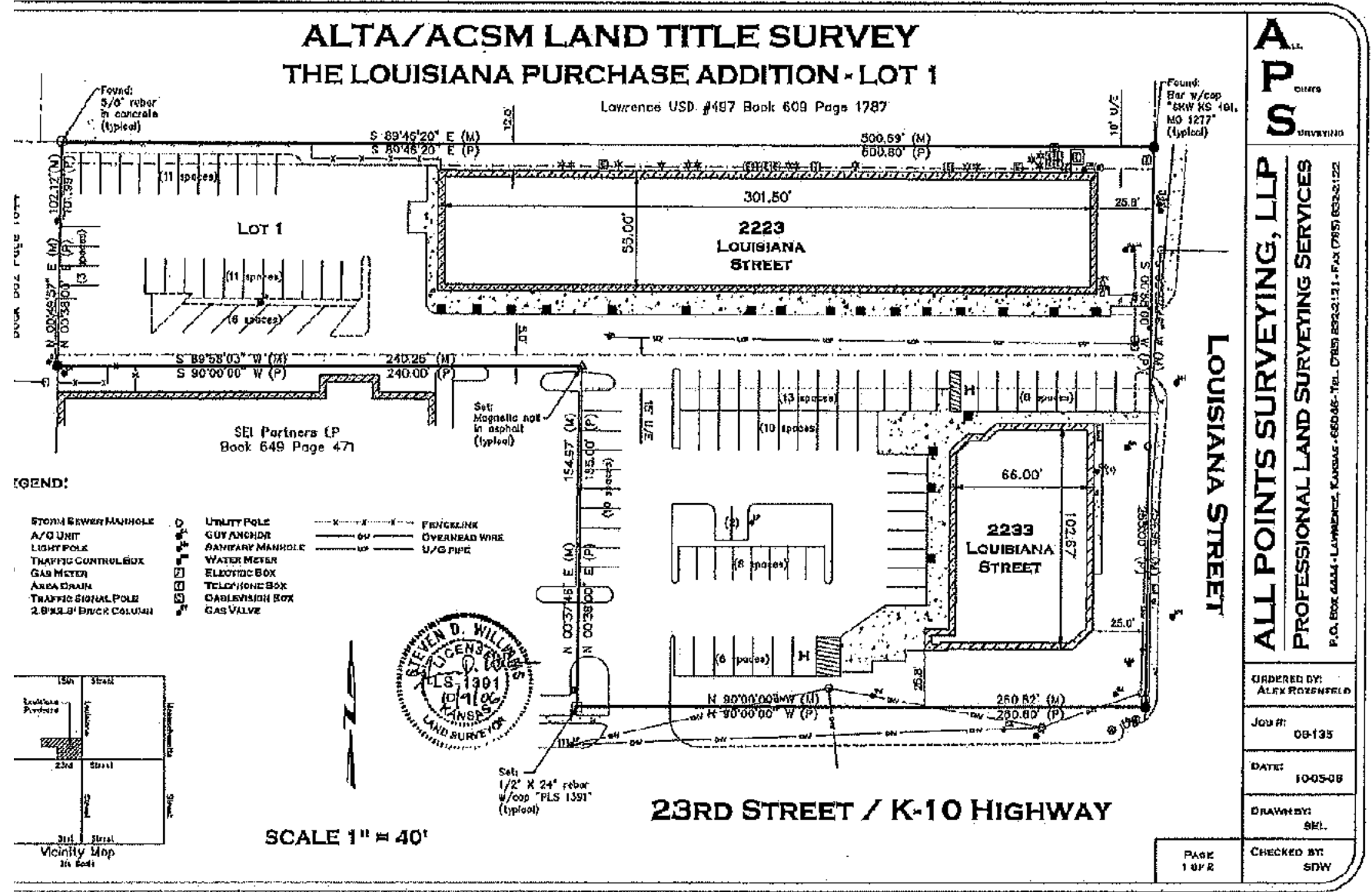


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## SURVEY



**ALL POINTS SURVEYING, LLP**  
**PROFESSIONAL LAND SURVEYING SERVICES**

P.O. BOX 6444 • LAWRENCE, KANSAS • 66044 • TEL: (785) 822-2121 • FAX: (785) 822-2122



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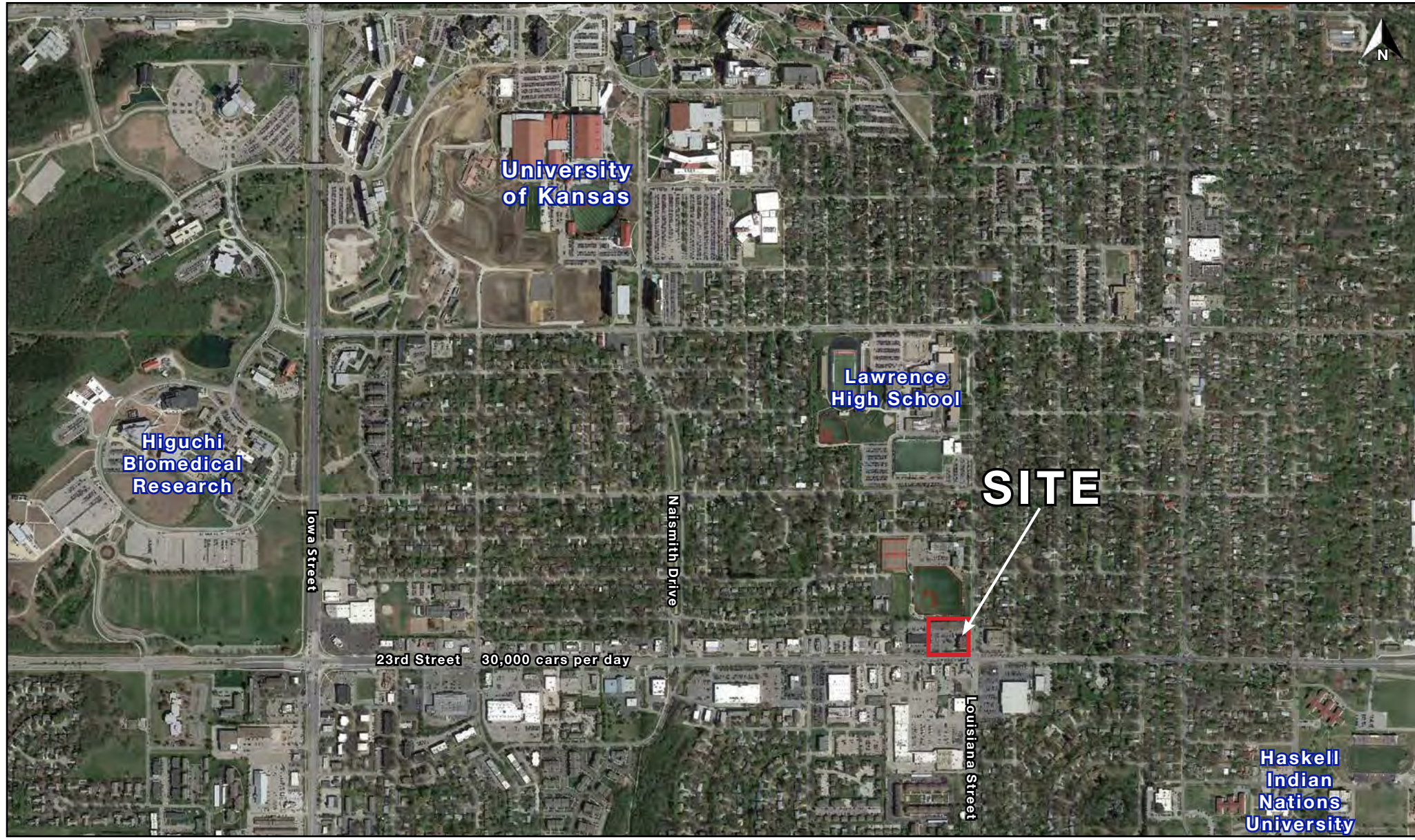


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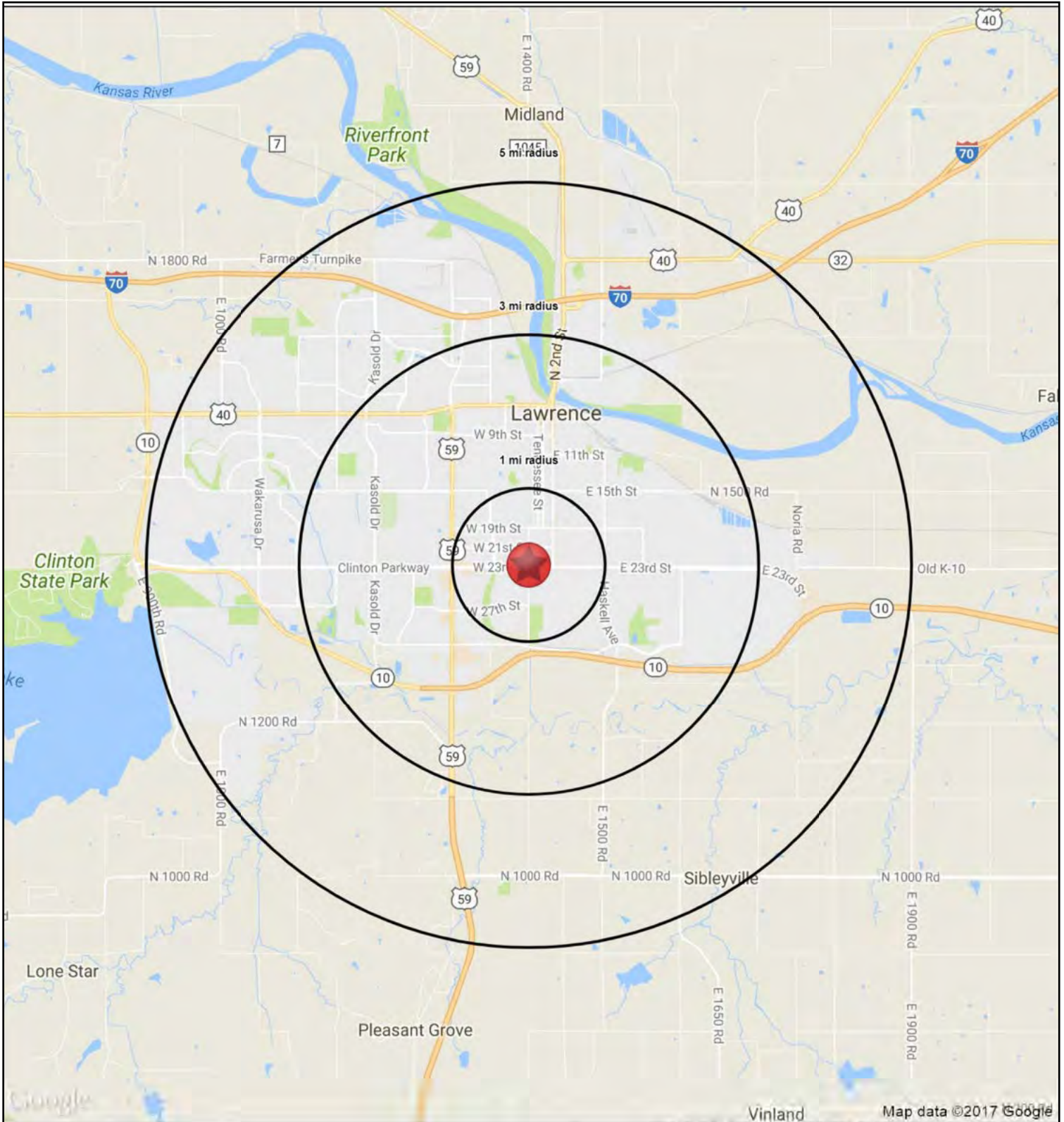






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### 23rd Street & Louisiana (NWC), Lawrence, KS

23rd & Louisiana		1 mi radius	3 mi radius	5 mi radius
Lawrence, KS				
POPULATION	2018 Estimated Population	15,949	71,352	99,245
	2023 Projected Population	16,849	75,764	105,660
	2010 Census Population	15,371	66,447	89,844
	2000 Census Population	16,061	66,165	82,322
	Projected Annual Growth 2018 to 2023	1.1%	1.2%	1.3%
	Historical Annual Growth 2000 to 2018	-	0.4%	1.1%
	2018 Median Age	25.4	28.3	30.3
HOUSEHOLDS	2018 Estimated Households	5,791	28,753	40,246
	2023 Projected Households	6,219	30,825	43,116
	2010 Census Households	5,481	26,344	35,840
	2000 Census Households	5,805	25,925	32,179
	Projected Annual Growth 2018 to 2023	1.5%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	-	0.6%	1.4%
RACE AND ETHNICITY	2018 Estimated White	73.6%	77.6%	79.2%
	2018 Estimated Black or African American	5.3%	5.7%	5.6%
	2018 Estimated Asian or Pacific Islander	8.6%	6.3%	6.1%
	2018 Estimated American Indian or Native Alaskan	3.4%	2.5%	2.1%
	2018 Estimated Other Races	9.1%	7.9%	7.1%
	2018 Estimated Hispanic	8.3%	7.3%	6.9%
INCOME	2018 Estimated Average Household Income	\$47,698	\$55,951	\$70,314
	2018 Estimated Median Household Income	\$38,108	\$44,943	\$56,553
	2018 Estimated Per Capita Income	\$18,559	\$23,166	\$28,974
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.0%	1.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.4%	3.6%	3.3%
	2018 Estimated High School Graduate	19.4%	18.0%	17.1%
	2018 Estimated Some College	16.6%	19.4%	18.1%
	2018 Estimated Associates Degree Only	5.9%	6.9%	6.5%
	2018 Estimated Bachelors Degree Only	26.4%	26.4%	27.4%
	2018 Estimated Graduate Degree	27.9%	23.6%	26.0%
BUSINESS	2018 Estimated Total Businesses	498	3,320	4,385
	2018 Estimated Total Employees	6,742	44,597	55,458
	2018 Estimated Employee Population per Business	13.5	13.4	12.6
	2018 Estimated Residential Population per Business	32.0	21.5	22.6