

# MALLS SHOPPING CENTER

711 W 23RD ST, LAWRENCE, KS 66046



# REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



## HIGHLIGHTS

- 27,000 Vehicles/Day on 23rd & 12,700 VPD on Louisiana
- Close Proximity to University of Kansas
- New Professional and Local Ownership
- Most Affordable Retail Center on 23rd St
- Join Westlake Ace Hardware, Pet World, McDonald's, Wendy's & Dunkin

## FOR LEASE

\$8.00-\$10.00/SF NNN

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 POPULATION	13,343	79,602	95,322
MED HOUSEHOLD INCOME	\$41,421	\$43,599	\$50,261



### Ryan Schulteis

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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# FLOOR PLAN

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## Suites

<b>1</b>	<b>Epic</b> 9,547 SF
<b>2</b>	<b>Budget Rent-A-Car</b> 1,900 SF
<b>3</b> <b>4</b>	<b>Rent-A-Center</b> 5,630 SF
<b>5</b>	<b>Family Video</b> 3,000 SF
<b>6</b>	<b>Next Level Rising</b> 2,500 SF
<b>7</b> <b>8</b>	<b>Available</b> 3,000 SF
<b>9</b>	<b>Available</b> 2,000 SF
<b>10</b>	<b>Lawrence Laundry</b> 4,600 SF
<b>11</b>	<b>Sarpino's</b> 2,200 SF
<b>13</b>	<b>Available</b> 2,500 SF
<b>14</b>	<b>Available</b> 2,000 SF
	<b>Anthony's Beehive</b> 1,100 SF
<b>15</b>	<b>Lawrence Auctioneers</b> 6,600 SF

<b>19</b>	<b>Available</b> 3,336 SF	<b>20</b>	<b>Malls Barber Shop</b> 600 SF	<b>21</b>	<b>Pure Vape</b> 894 SF	<b>22</b>	<b>Available</b> 4,800 SF	<b>23</b>	<b>Available</b> 3,200 SF	<b>24</b>	<b>YG Nagoya</b> 1,992 SF	<b>25</b>	<b>Westlake Ace Hardware</b> 30,000 SF
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# PHOTOS

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# AERIALS

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