



LAWRENCE 23RD STREET RETAIL

1626 W. 23rd Street, Lawrence, Kansas



SALE PRICE: \$1,100,000 | LEASE RATE: \$19/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	16,373	80,344	101,501
Avg. Household Income	\$49,535	\$66,572	\$74,450

- 2,200 SF building on .3 acres - For Sale or Lease
- Vacant - currently leased to Sprint
- Major retail trade area
- Great visibility
- Hard corner site



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

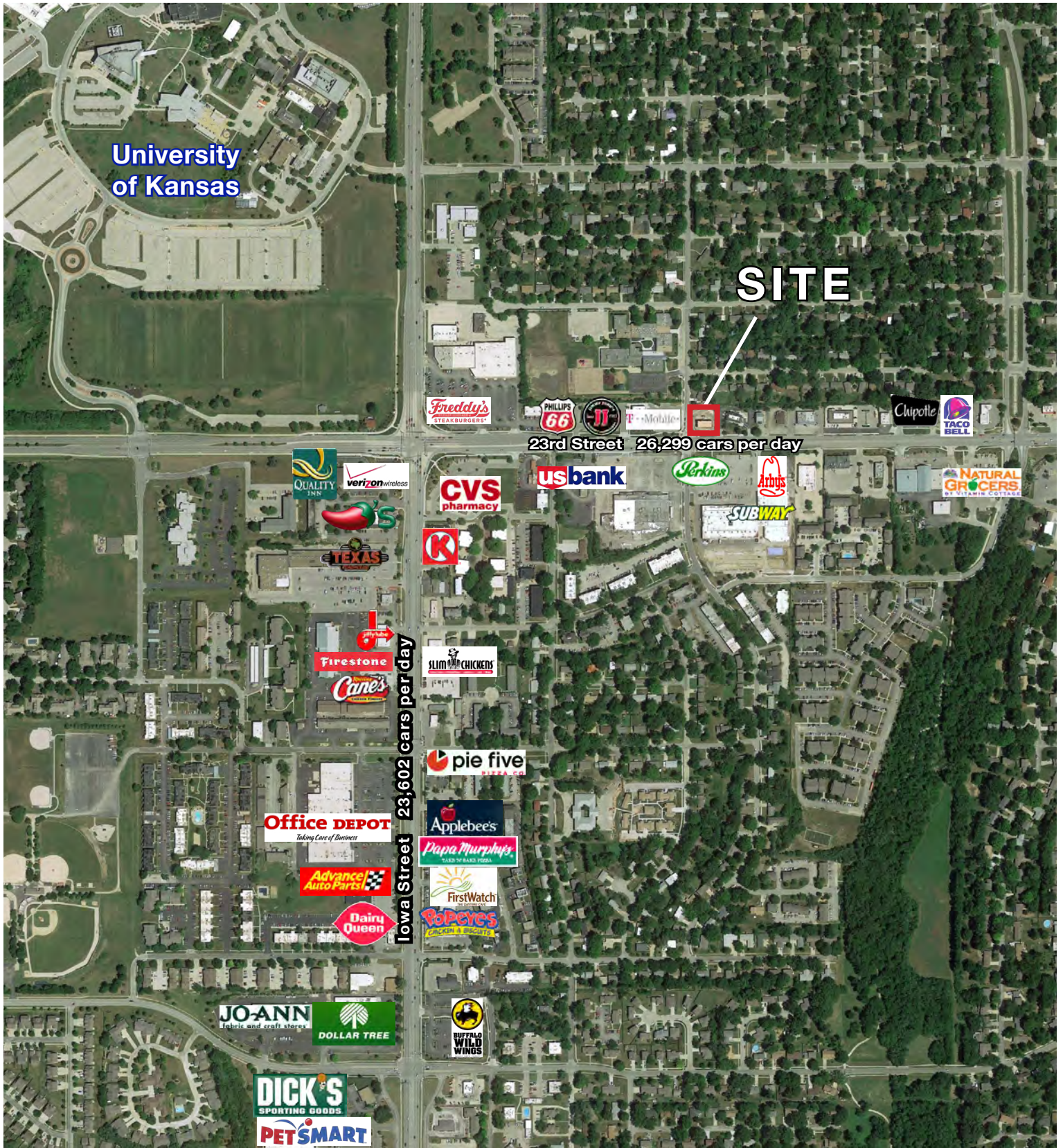
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

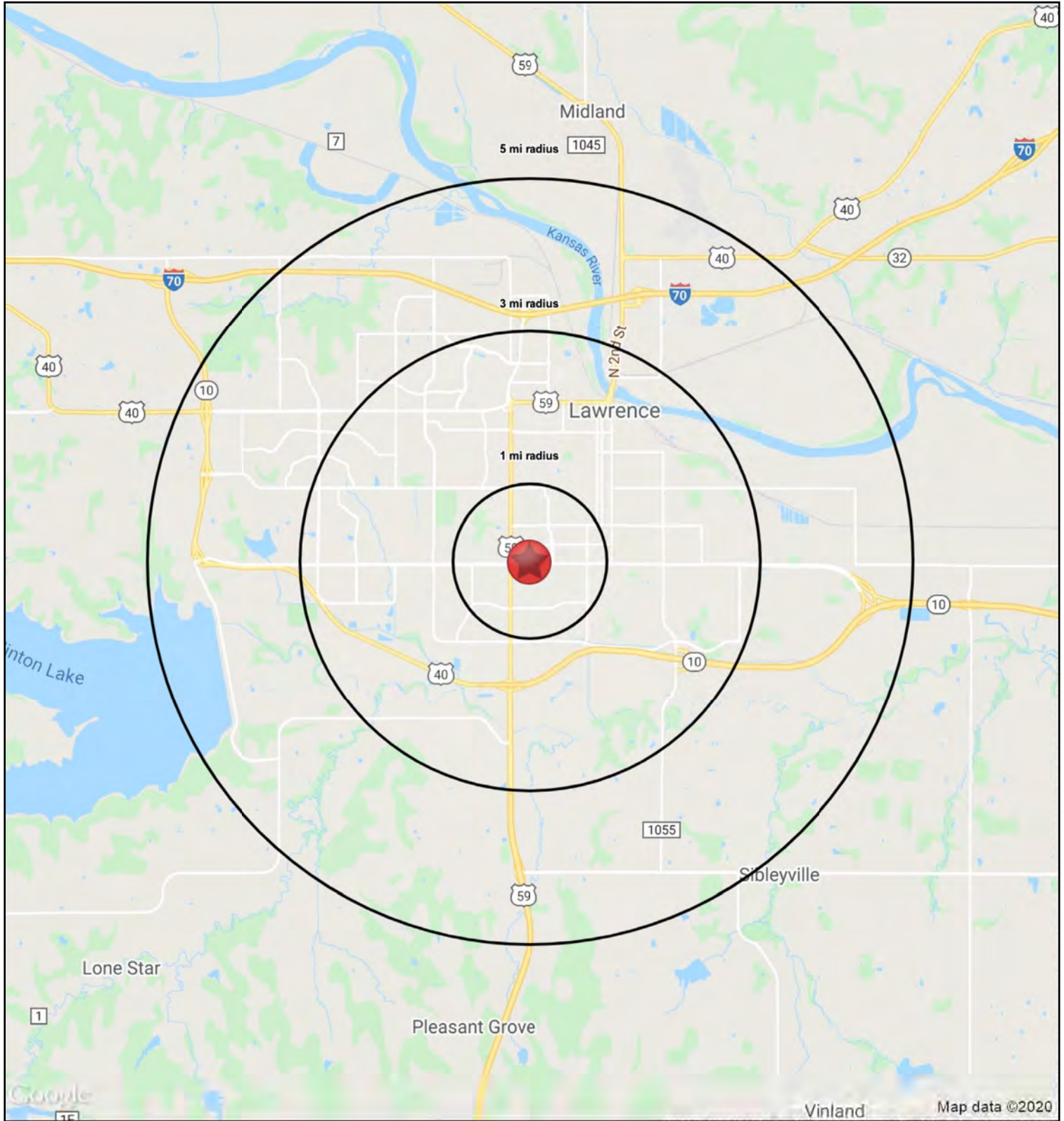


PHOTOS



AERIAL







LAWRENCE 23RD STREET RETAIL

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1626 W. 23rd Street		1 mi radius	3 mi radius	5 mi radius
Lawrence, KS 66046				
POPULATION	2020 Estimated Population	16,373	80,344	101,501
	2025 Projected Population	17,009	83,649	105,870
	2010 Census Population	15,502	74,592	90,123
	2000 Census Population	16,060	73,672	82,474
	Projected Annual Growth 2020 to 2025	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2020	-	0.5%	1.2%
	2020 Median Age	25.9	29.8	31.0
HOUSEHOLDS	2020 Estimated Households	6,065	33,348	42,189
	2025 Projected Households	6,413	35,137	44,468
	2010 Census Households	5,473	29,723	35,952
	2000 Census Households	5,800	28,759	32,235
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	0.2%	0.8%	1.5%
RACE AND ETHNICITY	2020 Estimated White	70.2%	77.9%	78.8%
	2020 Estimated Black or African American	5.9%	5.4%	5.6%
	2020 Estimated Asian or Pacific Islander	10.8%	6.4%	6.1%
	2020 Estimated American Indian or Native Alaskan	3.2%	2.5%	2.2%
	2020 Estimated Other Races	9.9%	7.8%	7.3%
	2020 Estimated Hispanic	9.0%	7.3%	7.1%
INCOME	2020 Estimated Average Household Income	\$49,535	\$66,572	\$74,450
	2020 Estimated Median Household Income	\$37,480	\$50,741	\$57,168
	2020 Estimated Per Capita Income	\$19,608	\$28,225	\$31,423
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.0%	3.0%	2.9%
	2020 Estimated High School Graduate	17.4%	16.2%	15.9%
	2020 Estimated Some College	21.2%	20.2%	19.3%
	2020 Estimated Associates Degree Only	7.4%	7.8%	7.3%
	2020 Estimated Bachelors Degree Only	22.9%	26.2%	26.2%
	2020 Estimated Graduate Degree	26.5%	25.2%	27.1%
BUSINESS	2020 Estimated Total Businesses	620	3,759	4,537
	2020 Estimated Total Employees	7,401	50,560	57,986
	2020 Estimated Employee Population per Business	11.9	13.4	12.8
	2020 Estimated Residential Population per Business	26.4	21.4	22.4

