



Riverfront Plaza

One Riverfront Plaza, Lawrence, KS 66044

McGrew

COMMERCIAL



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RIVERFRONT PLAZA

Riverfront Plaza

\$10 - \$11 /SF/Year

Outlet Center converted to top flight office space. Adjacent to the Marriott Spring Hill Suites, which has a 6,000 square foot multi media conference center. Fiber optics, back up generator.

Total Space Available:	74,000 SF
Rental Rate:	\$10 - \$11 /SF/Year
Min. Divisible:	15,000 SF
Max. Contiguous:	22,000 SF
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	126,000 SF
Building Class:	B
Year Built:	1988
Zoning Description:	Office/Retail

Space 1/1

Space Available	22,000 SF
Rental Rate	\$11 /SF/Year
Space / Lot Type	Office Building
Lease Type	NNN
Date Available	Aug 2015

Fully functional call center, with open area in center and several private offices on perimeter, including two or three big meeting rooms or training areas.

1

Space 1/2

Space Available	22,000 SF
Rental Rate	\$11 /SF/Year
Space / Lot Type	Office Building
Lease Type	NNN

2

Space 2/2

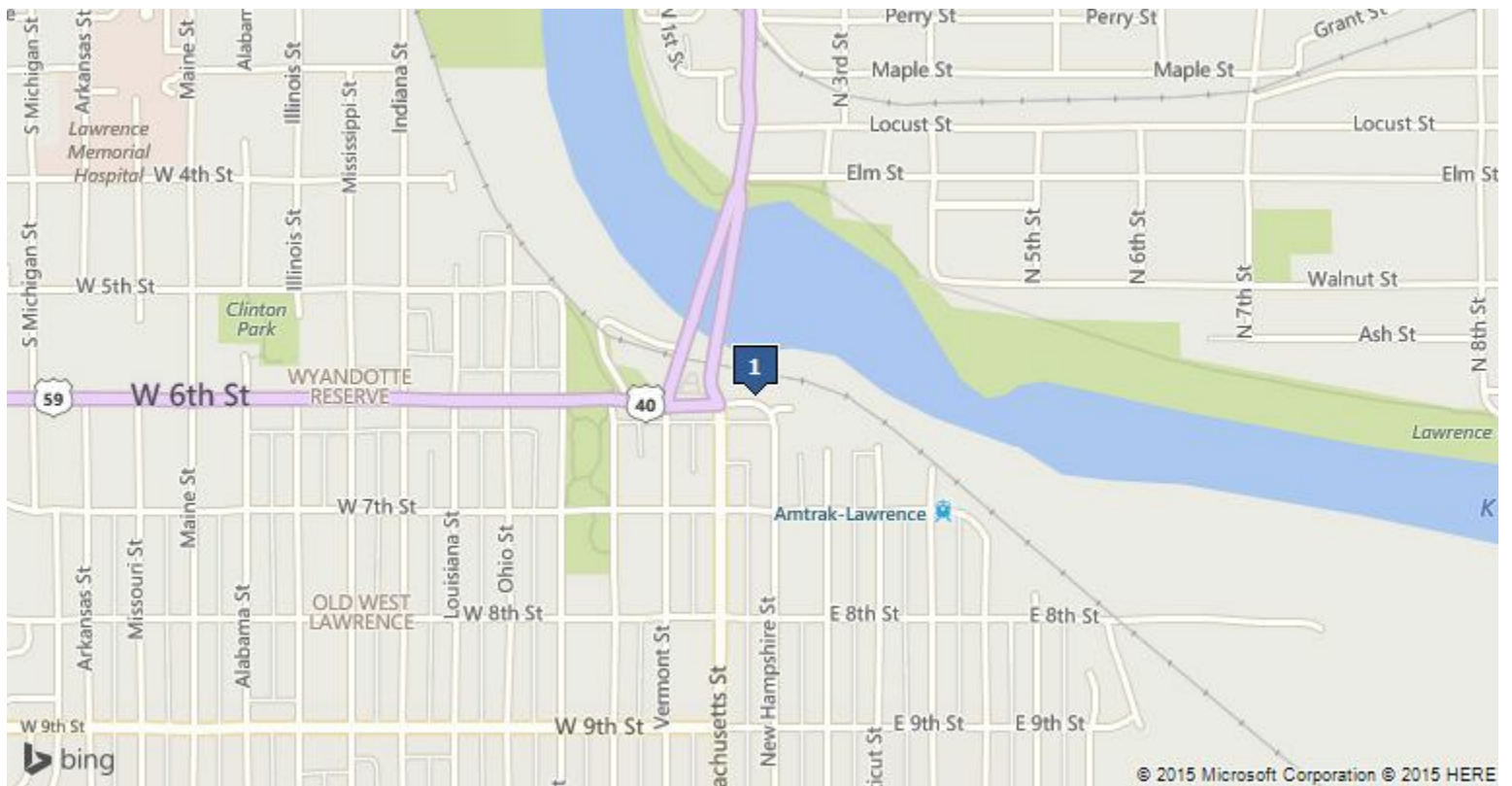
Space Available	15,000 SF
Rental Rate	\$10 /SF/Year
Space / Lot Type	Office Building
Lease Type	NNN

3

Space 2/3

Space Available	15,000 SF
Rental Rate	\$10 /SF/Year
Space / Lot Type	Office Building
Lease Type	NNN

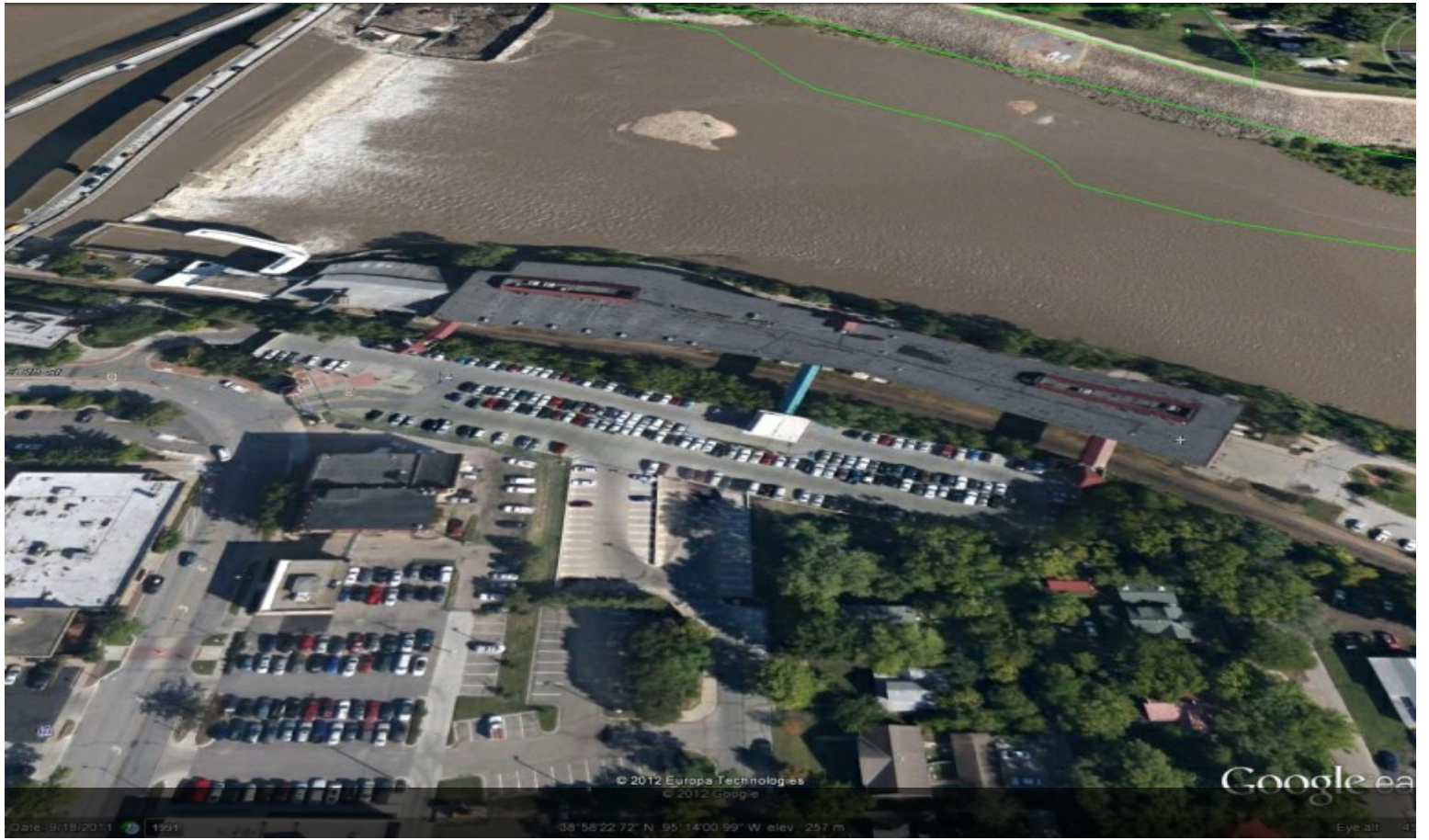
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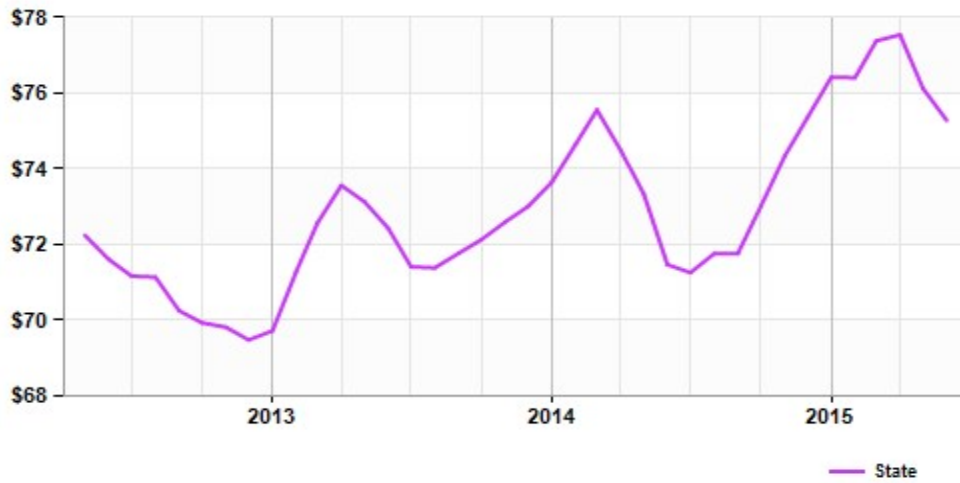
Lawrence, Kansas is home to the University of Kansas, Haskell Indian Nations University and nearby Baker University. Highly educated work force makes this an attractive area for business.

Property Photos



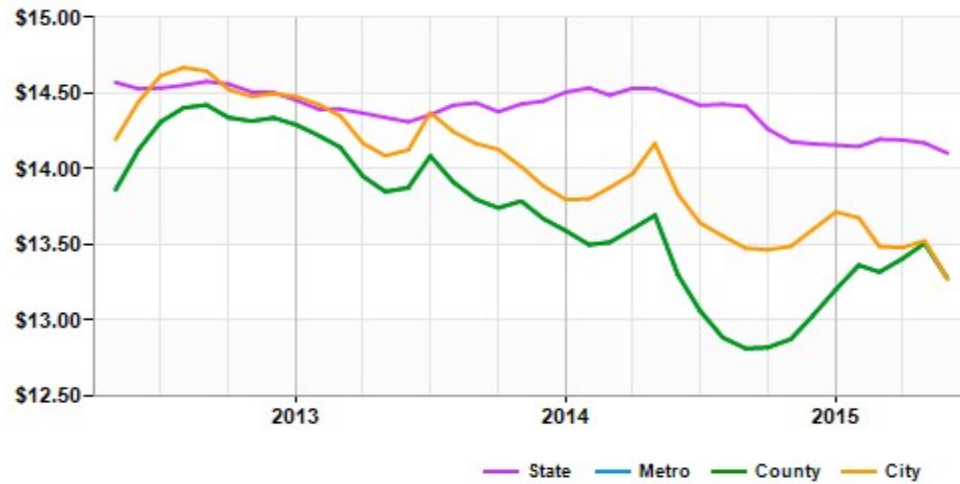
Market Trends

Asking Prices Office for Sale Lawrence, KS (\$/SF)



	Jun 15	vs. 3 mo. prior	Y-O-Y
State	\$75	-2.7%	+5.3%

Asking Rent Office for Lease Lawrence, KS (\$/SF/Year)



	Jun 15	vs. 3 mo. prior	Y-O-Y
State	\$14.10	-0.6%	-2.6%
Metro	\$13.28	-0.3%	-0.2%
County	\$13.28	-0.3%	-0.2%
City	\$13.27	-1.6%	-4.1%

Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	5,408	31,151	45,870
2013 Female Population	5,307	30,230	45,407
% 2013 Male Population	50.47%	50.75%	50.25%
% 2013 Female Population	49.53%	49.25%	49.75%
2013 Total Population: Adult	9,288	51,947	75,285
2013 Total Daytime Population	21,595	69,068	97,188
2013 Total Employees	16,986	40,008	53,747
2013 Total Population: Median Age	27	26	27
2013 Total Population: Adult Median Age	31	32	35
2013 Total population: Under 5 years	472	3,216	5,025
2013 Total population: 5 to 9 years	416	2,664	4,583
2013 Total population: 10 to 14 years	361	2,225	4,038
2013 Total population: 15 to 19 years	949	6,869	8,832
2013 Total population: 20 to 24 years	2,710	14,980	19,306
2013 Total population: 25 to 29 years	1,284	6,610	9,105
2013 Total population: 30 to 34 years	954	4,502	6,497
2013 Total population: 35 to 39 years	598	3,161	4,943
2013 Total population: 40 to 44 years	512	2,730	4,472
2013 Total population: 45 to 49 years	462	2,586	4,465
2013 Total population: 50 to 54 years	528	2,677	4,554
2013 Total population: 55 to 59 years	512	2,693	4,475
2013 Total population: 60 to 64 years	366	2,102	3,454
2013 Total population: 65 to 69 years	194	1,384	2,276
2013 Total population: 70 to 74 years	127	945	1,610
2013 Total population: 75 to 79 years	101	724	1,298
2013 Total population: 80 to 84 years	91	613	1,053
2013 Total population: 85 years and over	78	700	1,291
% 2013 Total population: Under 5 years	4.41%	5.24%	5.51%
% 2013 Total population: 5 to 9 years	3.88%	4.34%	5.02%
% 2013 Total population: 10 to 14 years	3.37%	3.62%	4.42%
% 2013 Total population: 15 to 19 years	8.86%	11.19%	9.68%
% 2013 Total population: 20 to 24 years	25.29%	24.40%	21.15%
% 2013 Total population: 25 to 29 years	11.98%	10.77%	9.98%
% 2013 Total population: 30 to 34 years	8.90%	7.33%	7.12%
% 2013 Total population: 35 to 39 years	5.58%	5.15%	5.42%
% 2013 Total population: 40 to 44 years	4.78%	4.45%	4.90%
% 2013 Total population: 45 to 49 years	4.31%	4.21%	4.89%
% 2013 Total population: 50 to 54 years	4.93%	4.36%	4.99%
% 2013 Total population: 55 to 59 years	4.78%	4.39%	4.90%
% 2013 Total population: 60 to 64 years	3.42%	3.42%	3.78%
% 2013 Total population: 65 to 69 years	1.81%	2.25%	2.49%
% 2013 Total population: 70 to 74 years	1.19%	1.54%	1.76%
% 2013 Total population: 75 to 79 years	0.94%	1.18%	1.42%

Demographics

Population (Cont.)

	1-mi.	3-mi.	5-mi.
% 2013 Total population: 80 to 84 years	0.85%	1.00%	1.15%
% 2013 Total population: 85 years and over	0.73%	1.14%	1.41%
2013 White alone	9,252	49,828	75,000
2013 Black or African American alone	468	2,972	4,221
2013 American Indian and Alaska Native alone	243	2,195	2,790
2013 Asian alone	166	2,630	4,087
2013 Native Hawaiian and OPI alone	9	41	58
2013 Some Other Race alone	129	991	1,373
2013 Two or More Races alone	448	2,724	3,748
2013 Hispanic	550	3,670	5,164
2013 Not Hispanic	10,165	57,711	86,113
% 2013 White alone	86.35%	81.18%	82.17%
% 2013 Black or African American alone	4.37%	4.84%	4.62%
% 2013 American Indian and Alaska Native alone	2.27%	3.58%	3.06%
% 2013 Asian alone	1.55%	4.28%	4.48%
% 2013 Native Hawaiian and OPI alone	0.08%	0.07%	0.06%
% 2013 Some Other Race alone	1.20%	1.61%	1.50%
% 2013 Two or More Races alone	4.18%	4.44%	4.11%
% 2013 Hispanic	5.13%	5.98%	5.66%
% 2013 Not Hispanic	94.87%	94.02%	94.34%
2000 Not Hispanic: White alone	8,608	48,219	67,320
2000 Not Hispanic: Black or African American alone	558	3,250	4,013
2000 Not Hispanic: American Indian and Alaska Native alone	217	1,902	2,228
2000 Not Hispanic: Asian alone	120	2,322	3,019
2000 Not Hispanic: Native Hawaiian and OPI alone	5	38	49
2000 Not Hispanic: Some Other Race alone	10	83	125
2000 Not Hispanic: Two or More Races	303	1,600	2,055
% 2000 Not Hispanic: White alone	84.33%	80.73%	82.33%
% 2000 Not Hispanic: Black or African American alone	5.47%	5.44%	4.91%
% 2000 Not Hispanic: American Indian and Alaska Native alone	2.13%	3.18%	2.72%
% 2000 Not Hispanic: Asian alone	1.18%	3.89%	3.69%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.05%	0.06%	0.06%
% 2000 Not Hispanic: Some Other Race alone	0.10%	0.14%	0.15%
% 2000 Not Hispanic: Two or More Races	2.97%	2.68%	2.51%

Population Change

	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	10,715	61,381	91,277
2013 Households	4,480	23,859	35,547

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	290	1,389	1,816
Household Change 2010-2013	21	4	-169
% Population Change 2010-2013	2.78%	2.32%	2.03%
% Household Change 2010-2013	0.47%	0.02%	-0.47%
Population Change 2000-2013	507	1,651	9,513
Household Change 2000-2013	-7	312	3,536
% Population Change 2000 to 2013	4.97%	2.76%	11.63%
% Household Change 2000 to 2013	-0.16%	1.33%	11.05%

Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	4,701	24,557	33,427
2000 Occupied Housing Units	4,487	23,547	32,011
2000 Owner Occupied Housing Units	1,610	9,679	14,934
2000 Renter Occupied Housing Units	2,877	13,868	17,077
2000 Vacant Housings Units	214	1,010	1,416
% 2000 Occupied Housing Units	95.45%	95.89%	95.76%
% 2000 Owner occupied housing units	35.88%	41.11%	46.65%
% 2000 Renter occupied housing units	64.12%	58.89%	53.35%
% 2000 Vacant housing units	4.55%	4.11%	4.24%

Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$31,692	\$38,468	\$44,126
2013 Household Income: Average	\$42,286	\$49,758	\$59,552
2013 Per Capita Income	\$19,260	\$22,070	\$25,423
2013 Household income: Less than \$10,000	700	3,517	4,123
2013 Household income: \$10,000 to \$14,999	333	1,645	2,212
2013 Household income: \$15,000 to \$19,999	316	1,562	2,115
2013 Household income: \$20,000 to \$24,999	444	1,708	2,217
2013 Household income: \$25,000 to \$29,999	340	1,204	1,841
2013 Household income: \$30,000 to \$34,999	316	1,345	1,856
2013 Household income: \$35,000 to \$39,999	223	1,367	1,834
2013 Household income: \$40,000 to \$44,999	203	1,528	1,909
2013 Household income: \$45,000 to \$49,999	347	1,282	1,719
2013 Household income: \$50,000 to \$59,999	277	1,796	2,779
2013 Household income: \$60,000 to \$74,999	266	1,951	3,224
2013 Household income: \$75,000 to \$99,999	393	2,460	3,811
2013 Household income: \$100,000 to \$124,999	174	1,087	2,196
2013 Household income: \$125,000 to \$149,999	59	431	1,157
2013 Household income: \$150,000 to \$199,999	58	559	1,458
2013 Household income: \$200,000 or more	31	417	1,096
% 2013 Household income: Less than \$10,000	15.63%	14.74%	11.60%
% 2013 Household income: \$10,000 to \$14,999	7.43%	6.89%	6.22%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Household income: \$15,000 to \$19,999	7.05%	6.55%	5.95%
% 2013 Household income: \$20,000 to \$24,999	9.91%	7.16%	6.24%
% 2013 Household income: \$25,000 to \$29,999	7.59%	5.05%	5.18%
% 2013 Household income: \$30,000 to \$34,999	7.05%	5.64%	5.22%
% 2013 Household income: \$35,000 to \$39,999	4.98%	5.73%	5.16%
% 2013 Household income: \$40,000 to \$44,999	4.53%	6.40%	5.37%
% 2013 Household income: \$45,000 to \$49,999	7.75%	5.37%	4.84%
% 2013 Household income: \$50,000 to \$59,999	6.18%	7.53%	7.82%
% 2013 Household income: \$60,000 to \$74,999	5.94%	8.18%	9.07%
% 2013 Household income: \$75,000 to \$99,999	8.77%	10.31%	10.72%
% 2013 Household income: \$100,000 to \$124,999	3.88%	4.56%	6.18%
% 2013 Household income: \$125,000 to \$149,999	1.32%	1.81%	3.25%
% 2013 Household income: \$150,000 to \$199,999	1.29%	2.34%	4.10%
% 2013 Household income: \$200,000 or more	0.69%	1.75%	3.08%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$1,355,850	\$6,918,712	\$9,955,089
2013 Jewelry stores	\$662,855	\$4,244,958	\$6,737,976
2013 Mens clothing stores	\$1,298,156	\$8,118,126	\$10,989,622
2013 Shoe stores	\$1,441,504	\$8,069,436	\$11,290,253
2013 Womens clothing stores	\$2,365,197	\$13,215,029	\$18,783,766
2013 Automobile dealers	\$14,911,136	\$88,292,785	\$132,717,031
2013 Automotive parts and accessories stores	\$3,921,049	\$20,190,567	\$29,524,347
2013 Other motor vehicle dealers	\$949,361	\$6,037,386	\$9,360,468
2013 Tire dealers	\$1,730,178	\$9,062,386	\$13,255,862
2013 Hardware stores	\$36,533	\$216,640	\$263,875
2013 Home centers	\$265,670	\$1,526,756	\$2,289,718
2013 Nursery and garden centers	\$362,695	\$1,987,346	\$3,001,140
2013 Outdoor power equipment stores	\$962,962	\$5,353,507	\$6,292,118
2013 Paint andwallpaper stores	\$35,132	\$187,949	\$256,906
2013 Appliance, television, and other electronics stores	\$2,403,594	\$13,586,996	\$19,935,377
2013 Camera andphotographic supplies stores	\$214,874	\$1,242,788	\$1,981,142
2013 Computer andsoftware stores	\$5,649,164	\$30,964,379	\$45,772,176
2013 Beer, wine, and liquor stores	\$824,442	\$4,790,944	\$6,675,398
2013 Convenience stores	\$4,772,093	\$25,791,130	\$36,957,775
2013 Restaurant Expenditures	\$4,543,530	\$24,878,930	\$37,338,380
2013 Supermarkets and other grocery (except convenience) stores	\$17,134,658	\$91,237,368	\$130,285,617
2013 Furniture stores	\$1,979,875	\$10,469,077	\$15,235,349
2013 Home furnishings stores	\$4,565,020	\$24,676,948	\$34,698,305
2013 General merchandise stores	\$22,962,335	\$127,147,576	\$183,351,984
2013 Gasoline stations with convenience stores	\$14,184,366	\$76,781,303	\$112,423,584
2013 Other gasoline stations	\$9,925,269	\$53,829,014	\$79,586,490
2013 Department stores (excl leased depts)	\$22,299,480	\$122,902,618	\$176,614,007
2013 General merchandise stores	\$22,962,335	\$127,147,576	\$183,351,984
2013 Other health and personal care stores	\$1,483,986	\$8,119,969	\$12,244,602

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$4,389,239	\$23,919,310	\$35,649,670
2013 Pet and pet supplies stores	\$1,188,646	\$6,919,896	\$9,977,185
2013 Book, periodical, and music stores	\$387,164	\$2,083,387	\$2,987,418
2013 Hobby, toy, and game stores	\$510,518	\$2,394,666	\$3,331,503
2013 Musical instrument and supplies stores	\$309,175	\$1,507,190	\$1,737,203
2013 Sewing, needlework, and piece goods stores	\$113,796	\$793,474	\$1,438,939
2013 Sporting goods stores	\$521,209	\$2,626,700	\$3,650,396