

PROPOSED NEW MAJOR SHOPPING CENTER

Sites Available For Sale or Lease



Proposed New 200,000 Sq Ft Retail Development in Lawrence Lawrence, Kansas at K-10 Highway (23rd Street) & O'Connell Road



- Zoned for 200,000 sq ft of retail - can be subdivided
- \$6 million in infrastructure in place
- Underserved retail area located at the gateway Lawrence on K-10
- Centered in city's job creation corridor
- Perfect for grocery, retail, convenience store, etc.
- Residential growth area with hundreds of units of new housing in immediate proximity
- Across from expansion of city-owned business park

Estimated Population
72,159

Average Household Income
\$53,661

Five Mile Radius

Trade Area Population
98,294

Lawrence | Eudora | Baldwin City

For Information Contact:

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dblock@blockandco.com

BLOCK & COMPANY, INC., Realtors

816.753.6000

In the Skelly Building on the Country Club Plaza

605 West 47th Street, Suite 200, Kansas City, Missouri 64112

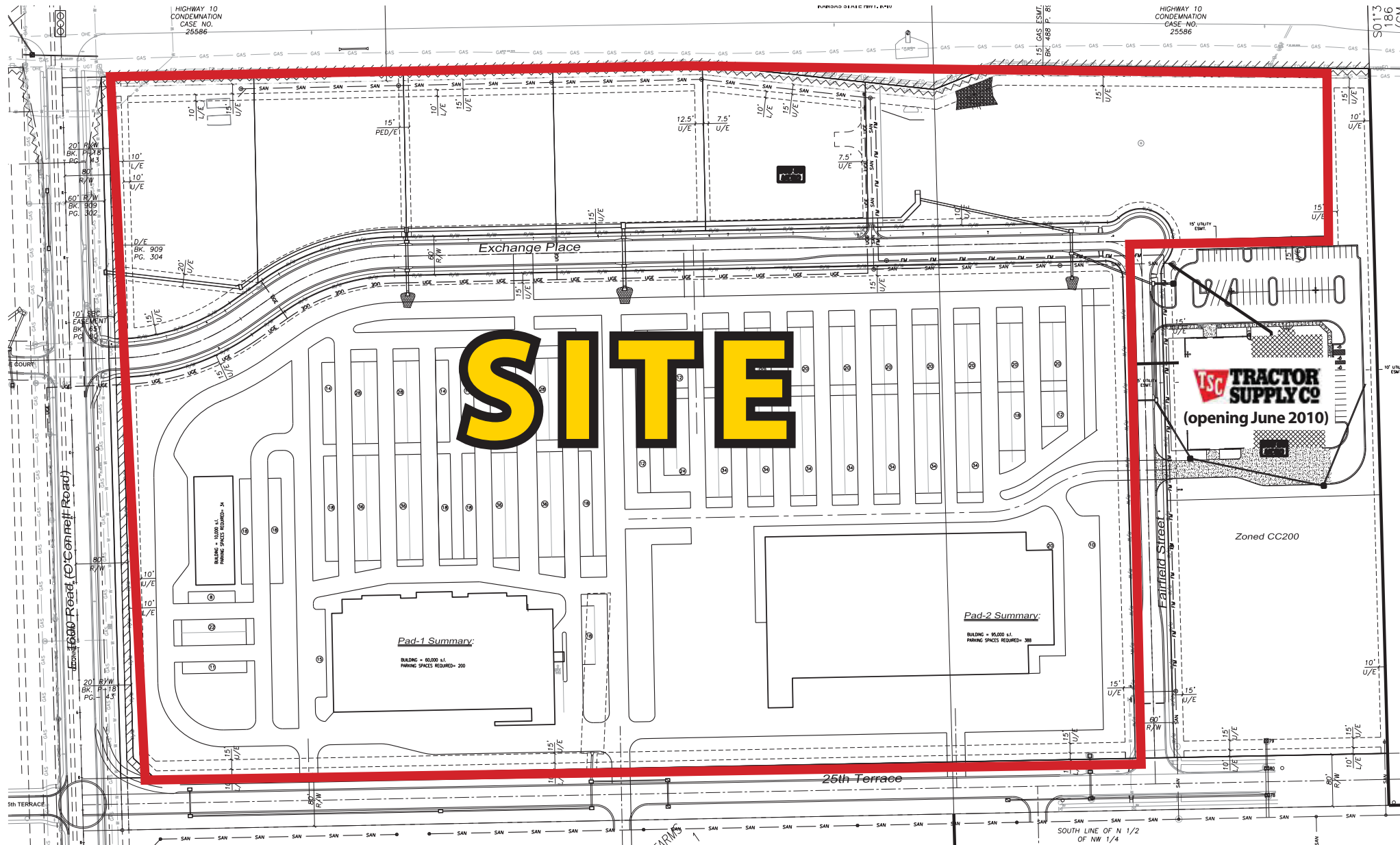
K-10 Highway (23rd Street) & O'Connell Road, Lawrence, Kansas



Sample Photos of Proposed Shopping Center



K-10 Highway (23rd Street) & O'Connell Road, Lawrence, Kansas



K-10 Highway (23rd Street) & O'Connell Road, Lawrence, Kansas

SOUTHEAST AREA PLAN - FUTURE LAND USE MAP

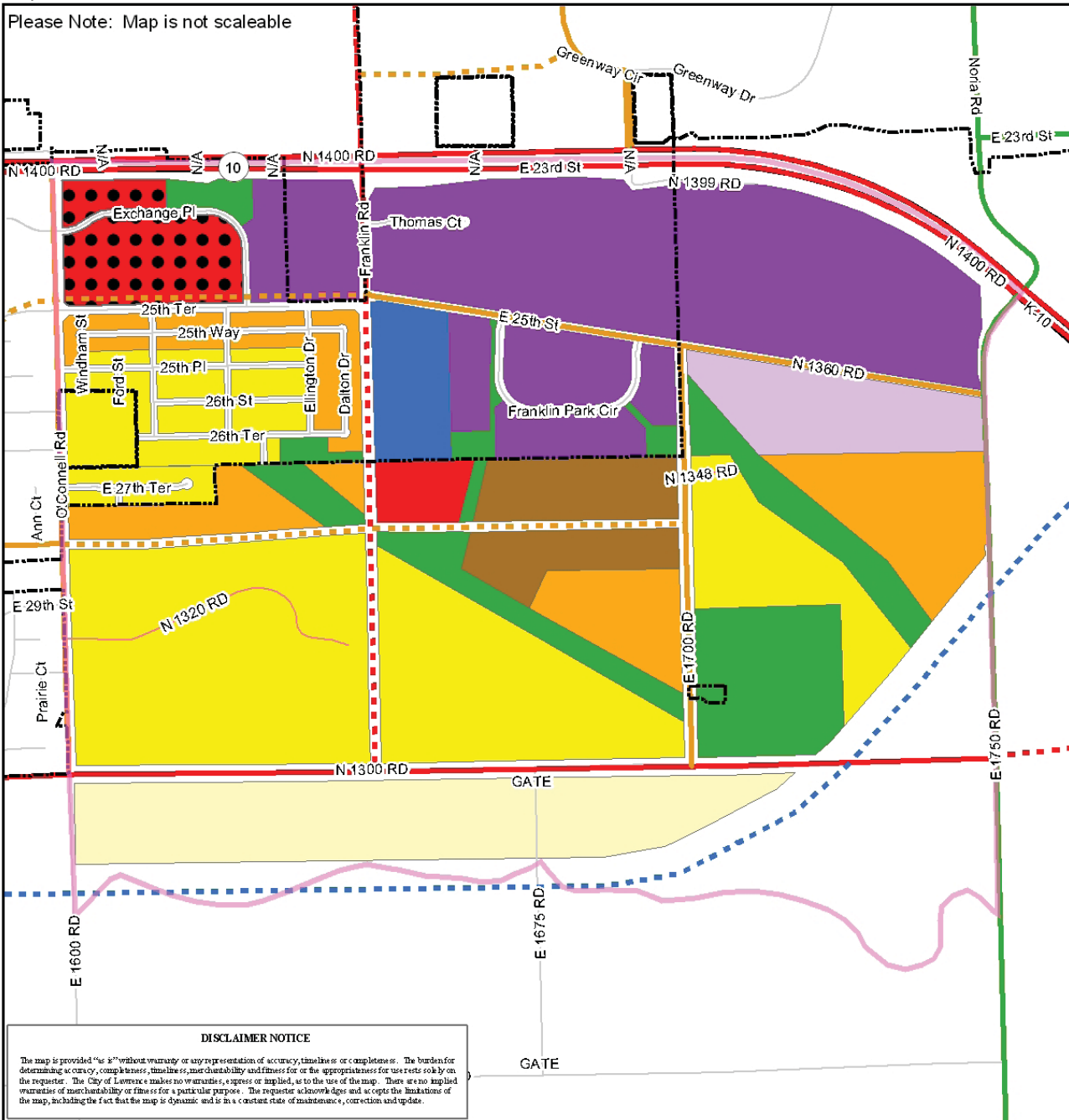
Legend

- | | | | | |
|---------------|-----------------------------|-----------------------|------------------------------|----------------------|
| Area Boundary | Future Thoroughfares | minor arterial | Future Land Use | Community Commercial |
| City Limits | freeway | future freeway | Very Low-Density Residential | Office/Warehouse |
| | principal arterial | future arterial | Low-Density Residential | Industrial |
| | collector | future minor arterial | Medium-Density Residential | Public/Institutional |
| | minor collector | future collector | High-Density Residential | Park/Open Space |
| | | | Neighborhood Commercial | Water Bodies |



Map Date: 9/10/08

Please Note: Map is not scaleable



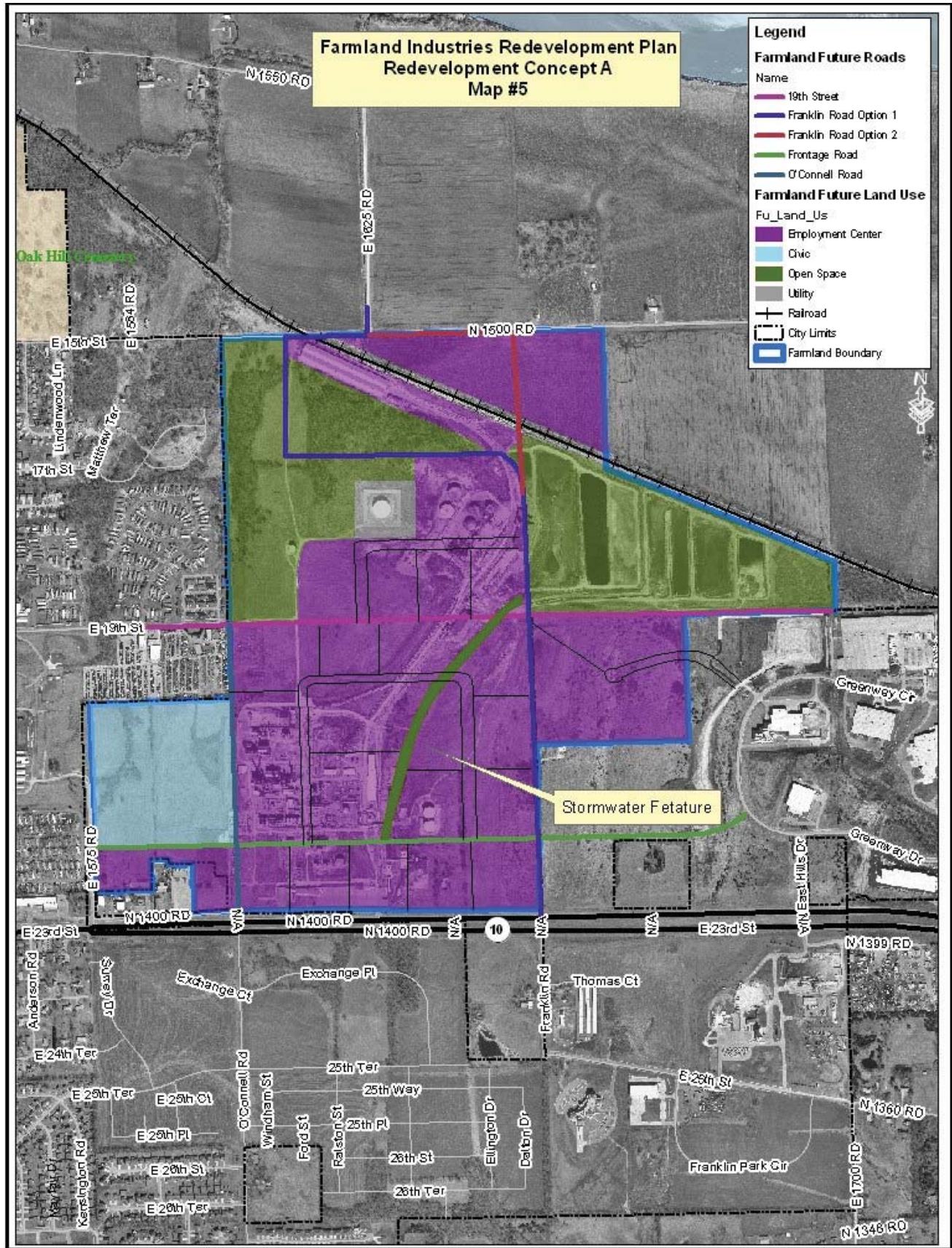
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K-10 Highway (23rd Street) & O'Connell Road, Lawrence, Kansas

FARMLAND INDUSTRIES REDEVELOPMENT PLAN



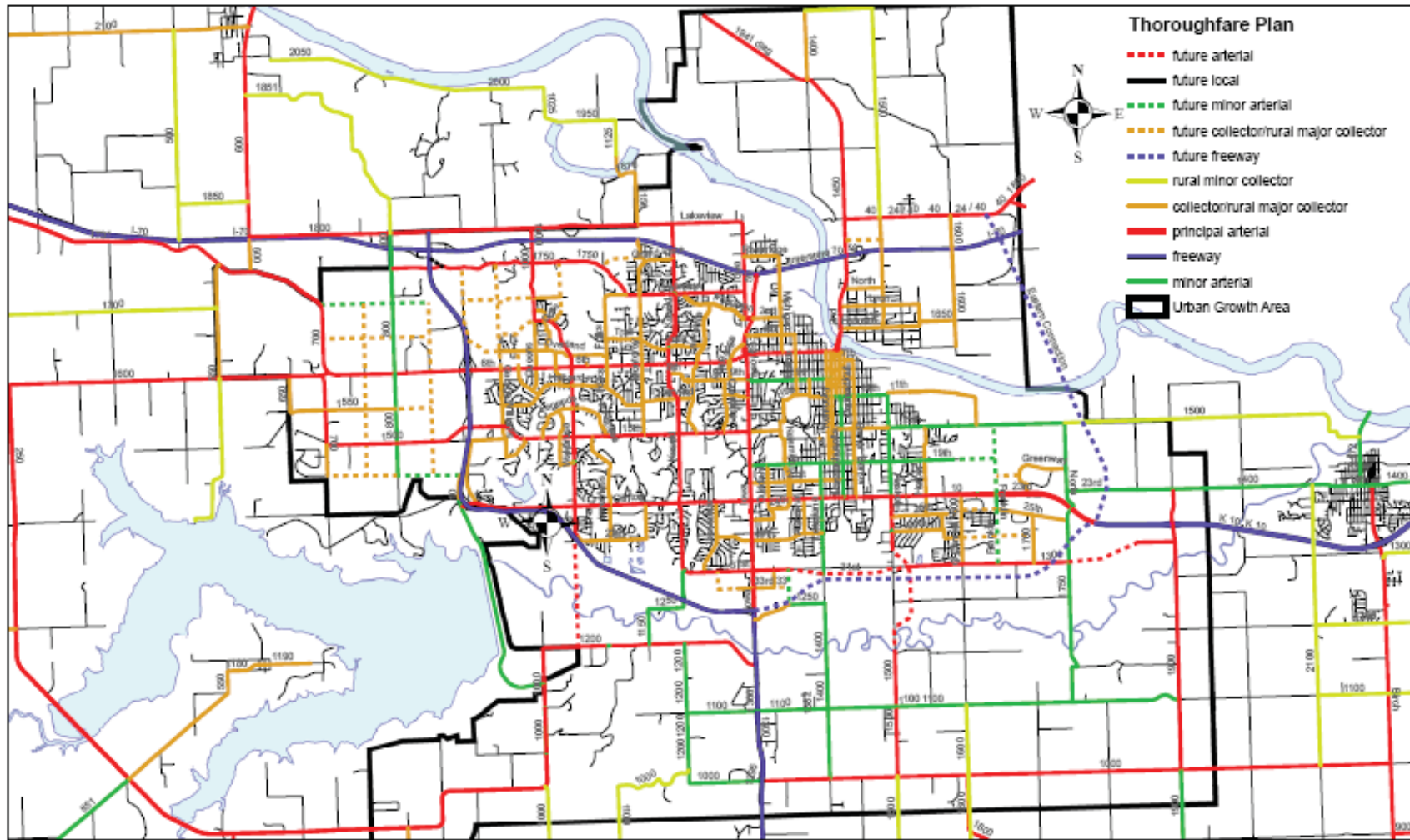
K-10 Highway (23rd Street) & O'Connell Road, Lawrence, Kansas 2030 THOROUGHFARE MAP

Figure 6.9
2030 Proposed Thoroughfares Map
(Urban Growth Area)

Source: Lawrence/Douglas County MPO

Roadway functional classification guides the access management, corridor preservation, and design needs of each facility.

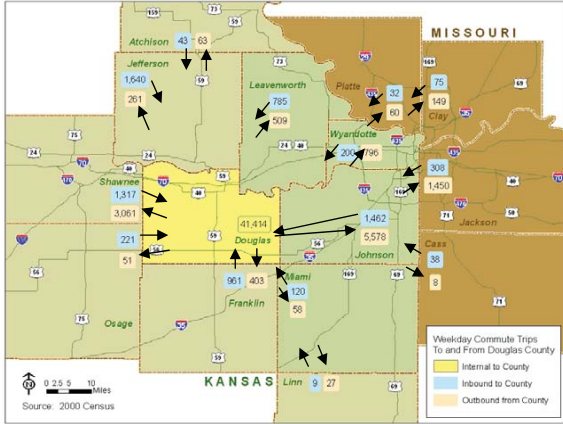
T2030 Thoroughfare Map



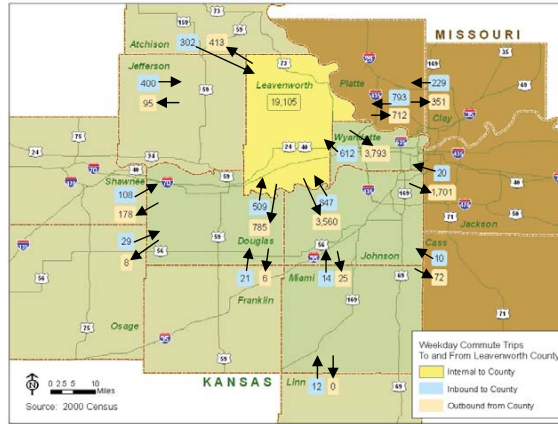
K-10 Highway (23rd Street) & O'Connell Road, Lawrence, Kansas WORKDAY COMMUTING PATTERNS



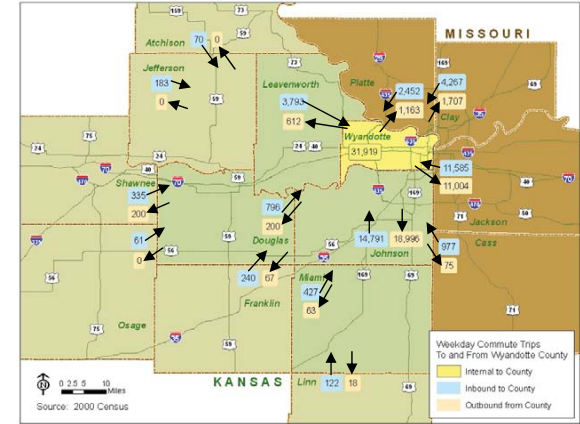
Douglas County



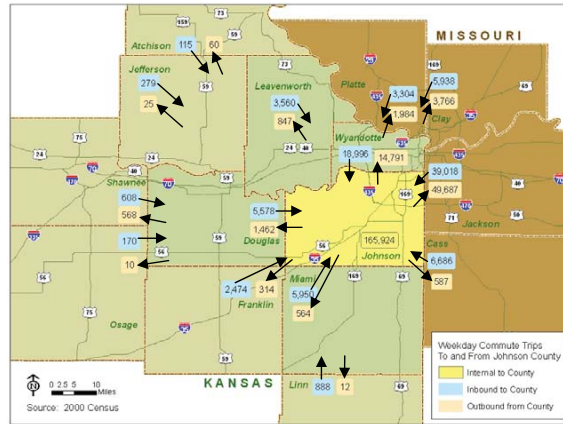
Leavenworth County



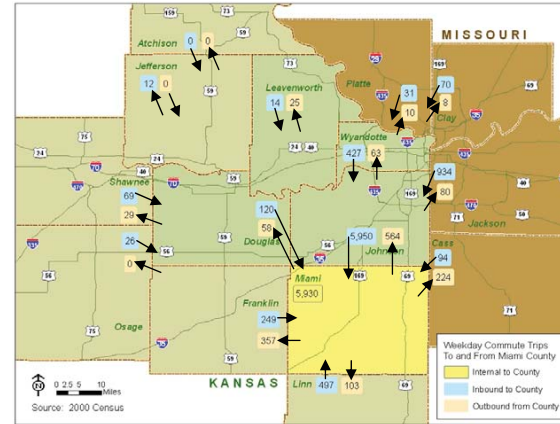
Wyandotte County



Johnson County



Miami County





K-10 Highway & O'Connell Road Lawrence, Kansas

March 2012

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SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.94268/-95.20494

March 2012

RS1

K-10 Highway & O'Connell Road Lawrence, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	5,633	36,137	72,159
	2016 Projected Population	5,036	34,818	69,394
	2010 Census Population	5,775	35,397	73,284
	2000 Census Population	5,449	36,098	71,978
	Historical Annual Growth 2000 to 2011	0.3%	0.0%	0.0%
	Projected Annual Growth 2011 to 2016	-2.1%	-0.7%	-0.8%
2011 Median Age	26.9	30.4	29.3	
HOUSEHOLDS	2011 Estimated Households	2,177	14,052	29,003
	2016 Projected Households	2,070	14,217	29,415
	2010 Census Households	2,241	13,938	29,066
	2000 Census Households	1,999	14,064	28,178
	Historical Annual Growth 2000 to 2011	0.4%	-0.0%	0.1%
	Projected Annual Growth 2011 to 2016	-1.0%	0.2%	0.3%
POPULATION BY RACE	2011 Estimated White	75.4%	79.7%	81.5%
	2011 Estimated Black or African American	7.7%	5.0%	4.7%
	2011 Estimated Asian & Pacific Islander	3.5%	4.2%	4.5%
	2011 Estimated American Indian & Native Alaskan	5.0%	4.9%	3.5%
	2011 Estimated Other Races	8.3%	6.3%	5.9%
	2011 Estimated Hispanic	7.7%	7.1%	6.6%
INCOME	2011 Estimated Average Household Income	\$ 49,091	\$ 46,559	\$ 53,661
	2011 Estimated Median Household Income	\$ 47,358	\$ 34,055	\$ 40,027
	2011 Estimated Per Capita Income	\$ 19,776	\$ 20,468	\$ 23,354
EDUCATION (AGE 25+)	2011 Elementary	1.5%	1.3%	1.3%
	2011 Some High School	3.4%	2.8%	2.7%
	2011 High School Graduate	27.0%	20.7%	18.3%
	2011 Some College	26.7%	20.8%	20.6%
	2011 Associates Degree Only	7.4%	5.2%	6.4%
	2011 Bachelors Degree Only	25.6%	25.7%	26.1%
	2011 Graduate Degree	8.3%	23.7%	24.5%
BUSINESS	Number of Businesses	190	1,619	2,920
	Total Number of Employees	2,485	22,962	39,195
	Employee Population per Business	13.1	14.2	13.4
	Residential Population per Business	29.6	22.3	24.7

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