

# GREAT DOWNTOWN LAWRENCE SPACE

## For Lease



### 5,900 Sq Ft Available

### 739-741 Massachusetts Street, Lawrence, Kansas



Estimated Population  
**90,165**

Average Household Income  
**\$59,808**

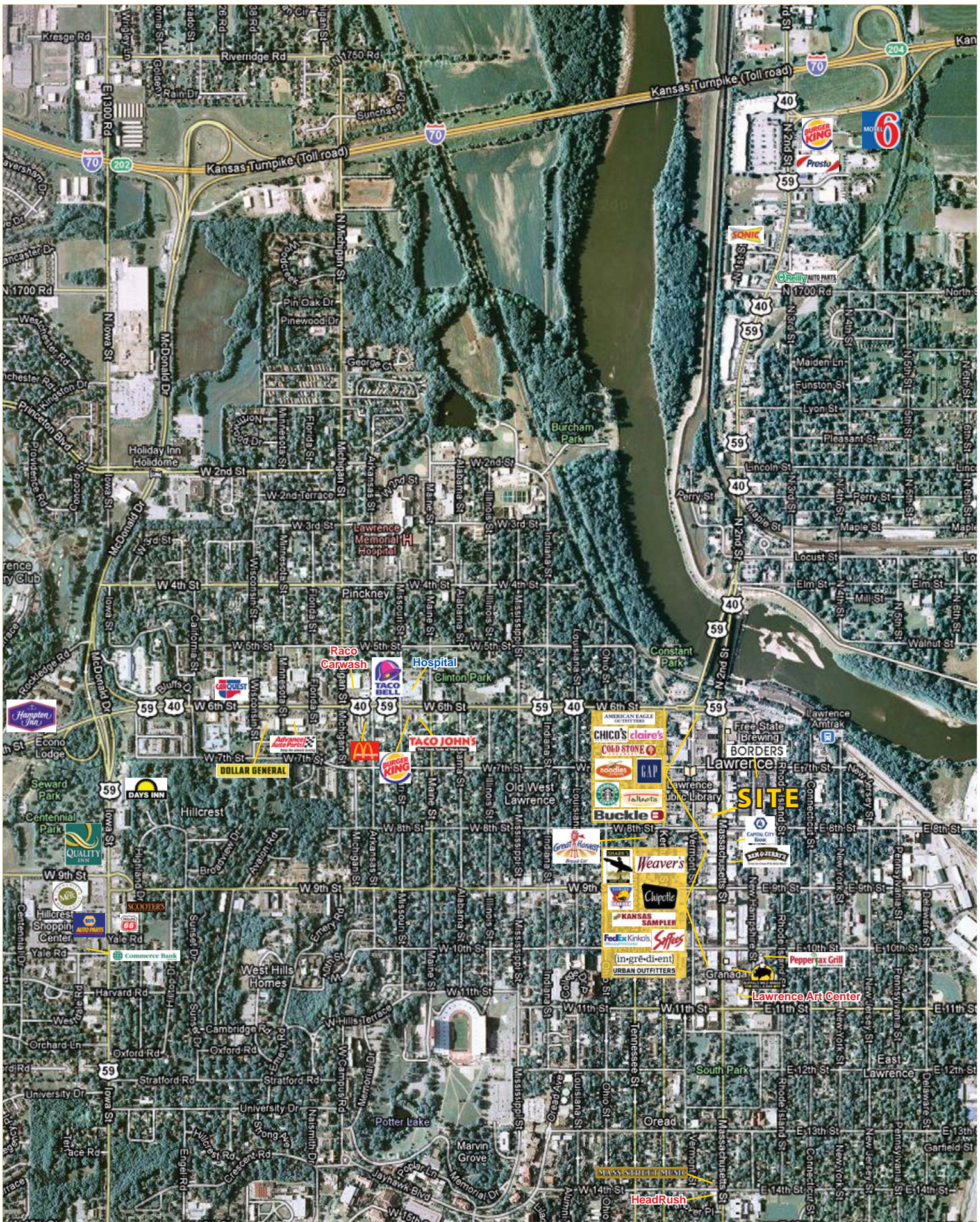
Five Mile Radius

- 5,900 sq ft in-line space (can be divided)
- Former Maurice's
- Great retail location, 2 doors north of Noodles
- Parking in front and rear
- 2,100 sq ft mezzanine (could be leased separately for office space)
- 3,000 sq ft basement
- Direct lease at \$16 per sq ft - Net Net
- Vacant – available immediately

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

For Information Contact:

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**1990 - 2000 Census, 2009 Estimates & 2014 Projections**

Calculated using Proportional Block Groups

Lat/Lon: 38.969789/-95.236084

May 2010

RS1

<b>739 Massachusetts Street Lawrence, Kansas</b>		<b>1.00 mi radius</b>	<b>3.00 mi radius</b>	<b>5.00 mi radius</b>
<b>POPULATION</b>	2009 Estimated Population	12,199	61,593	90,165
	2014 Projected Population	11,981	63,985	94,380
	2000 Census Population	11,884	57,796	79,612
	1990 Census Population	12,056	54,861	66,891
	Historical Annual Growth 1990 to 2009	0.1%	0.6%	1.8%
	Projected Annual Growth 2009 to 2014	-0.4%	0.8%	0.9%
	2009 Median Age	26.2	28.0	29.5
<b>HOUSEHOLDS</b>	2009 Estimated Households	5,431	24,642	36,023
	2014 Projected Households	5,299	25,526	37,644
	2000 Census Households	5,233	22,850	31,127
	1990 Census Households	4,832	20,461	24,954
	Historical Annual Growth 1990 to 2009	0.7%	1.1%	2.3%
Projected Annual Growth 2009 to 2014	-0.5%	0.7%	0.9%	
<b>POPULATION BY RACE</b>	2009 Estimated White	85.7%	82.9%	84.3%
	2009 Estimated Black or African American	5.5%	5.9%	5.4%
	2009 Estimated Asian & Pacific Islander	2.0%	4.0%	3.6%
	2009 Estimated American Indian & Native Alaskan	2.6%	3.3%	3.2%
	2009 Estimated Other Races	4.1%	3.9%	3.7%
	2009 Estimated Hispanic	4.6%	4.6%	4.3%
<b>INCOME</b>	2009 Estimated Average Household Income	\$ 40,238	\$ 50,606	\$ 59,808
	2009 Estimated Median Household Income	\$ 30,055	\$ 40,530	\$ 49,218
	2009 Estimated Per Capita Income	\$ 19,777	\$ 23,433	\$ 26,395
<b>EDUCATION (AGE 25+)</b>	2009 Elementary	1.4%	1.0%	0.9%
	2009 Some High School	2.6%	2.6%	2.4%
	2009 High School Graduate	15.9%	17.0%	17.1%
	2009 Some College	21.1%	18.7%	18.6%
	2009 Associates Degree Only	8.6%	9.7%	9.6%
	2009 Bachelors Degree Only	28.2%	27.4%	28.4%
	2009 Graduate Degree	22.2%	23.6%	22.9%
<b>BUSINESS</b>	Number of Businesses	893	2,419	3,283
	Total Number of Employees	13,082	37,298	49,974
	Employee Population per Business	14.7	15.4	15.2
	Residential Population per Business	13.7	25.5	27.5

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