

# NEW LAWRENCE, KANSAS RETAIL SPACE FOR LEASE

## Starbucks Anchored Pad for Retail or Restaurant User



### 1,955 Sq Ft Space Available

### BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas

Starbucks multi-tenant retail building



Walmart Now Open - west of site



Estimated Population  
82,284

Average Household Income  
\$60,123

Five Mile Radius

- Located at the main entrance to the premier Bauer Farm shopping, dining, and entertainment shopping district
- Highly sought-after location next to new Walmart, proposed Lawrence Performing Arts Center, and new senior living center
- Benefit from Starbucks pass through traffic in the same building
- Surrounded by Lawrence's strongest residential growth area
- Across from Walmart, Dillons Grocery, CVS Pharmacy, Taco Bell, Arby's, Pizza Hut, McDonald's, Burger King, and many more

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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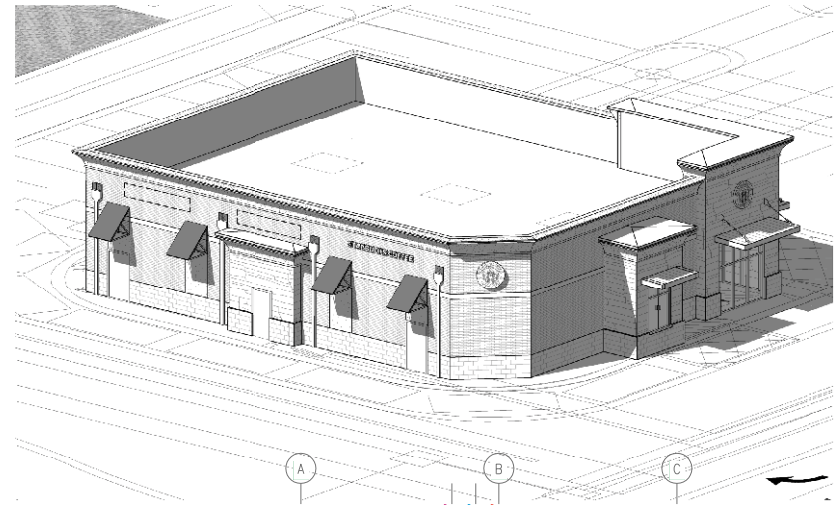


# PROPOSED STARBUCKS MULTI-TENANT RETAIL BUILDING

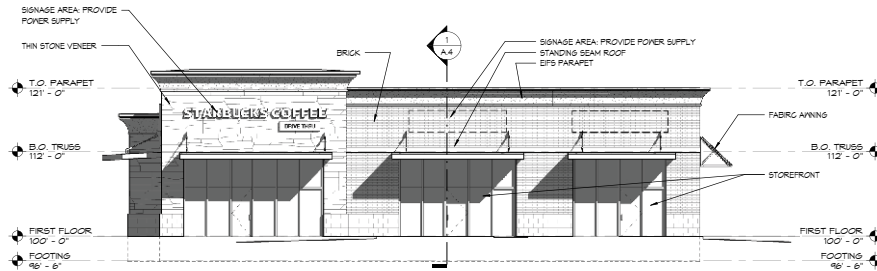
## Block 8 - Lot 3 Retail Building



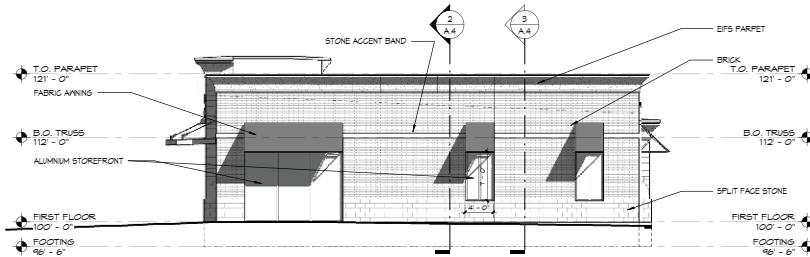
NW Perspective 6



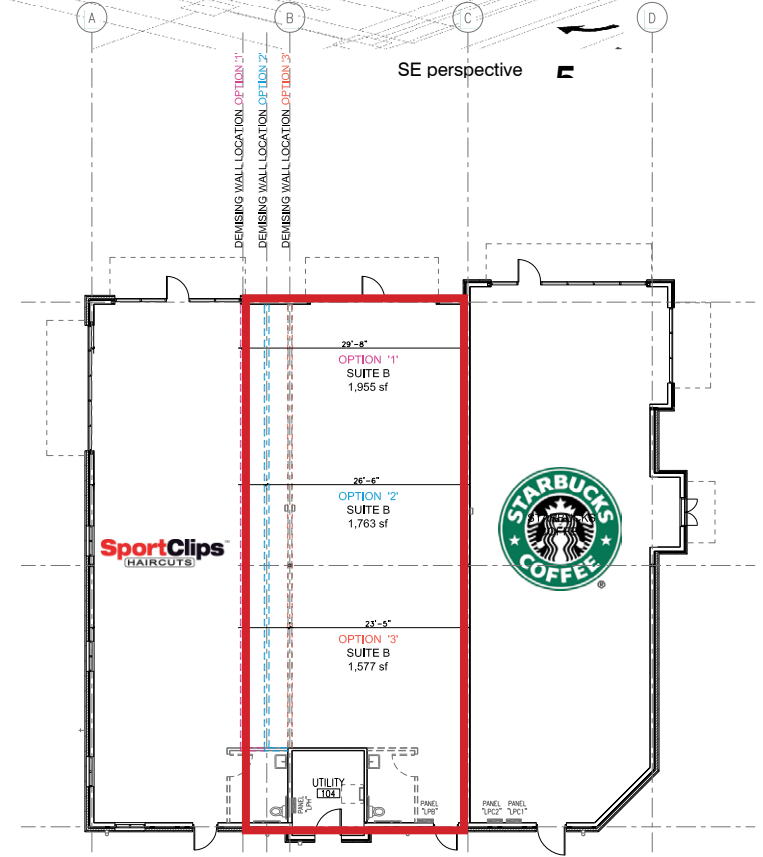
SE perspective



NORTH ELEVATION 4



WEST ELEVATION 2



**BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas  
Lot 3 Retail Building**



**BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas  
Development Sign**



**WALMART - next to development  
Now Open**



**BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas**



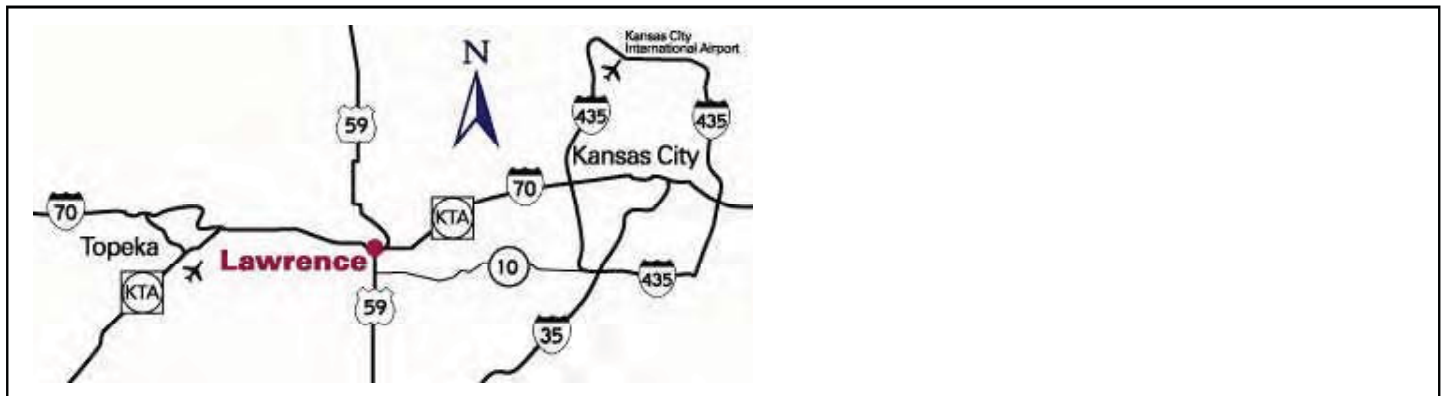
**BAUER FARM | 6th Street & Wakarusa Drive, Lawrence, Kansas**  
**New Lawrence Community Theater**



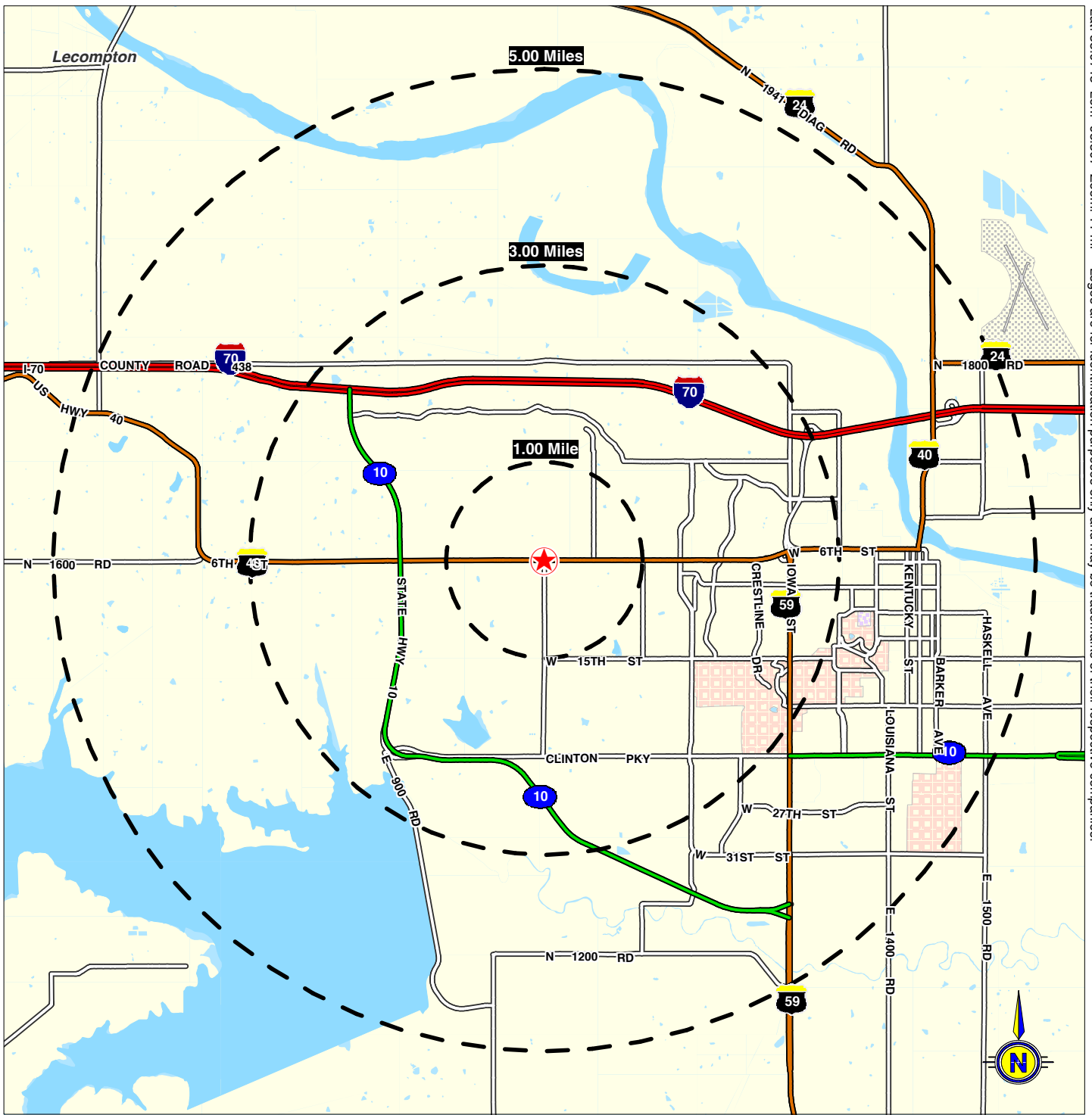
# 6th & Wakarusa Lawrence, Kansas



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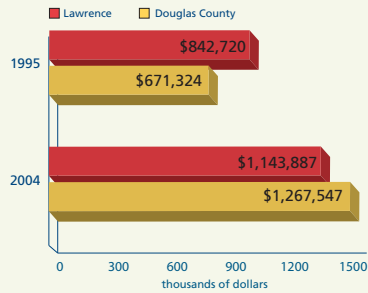
**6th Street & Wakarusa Drive  
Lawrence, Kansas**

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## BUSINESS CLIMATE

### NOMINAL TAXABLE RETAIL SALES

Source: Kansas Department of Revenue



### 2004 MILL LEVIES

	(per \$1,000)
Lawrence	105.926
Eudora	118.097
Baldwin City	122.272
Lecompton	99.399

Source: Douglas County Appraisers Office

### ASSESSMENT RATES

Residential Property Tax Rate	11.50%
Commercial Property Tax Rate	25.00%

Source: Douglas County Appraisers Office

### SALES TAX RATE

Douglas County	6.3%
Lawrence	7.3%
Eudora	6.8%
Baldwin City	7.3%
Lecompton	6.3%

### CORPORATE INCOME TAX RATE

Taxable Income	Tax
\$15,000 and under	3.50%
\$15,000 to \$30,000	\$525 + 6.25% of excess over \$15,000
\$30,000 and Above	\$1,537.50 + 6.45% of excess over \$30,000

4% of net taxable income. In addition, income in excess of \$50,000 is subject to a 3.35% surtax.

### COST OF LIVING INDEX, ANNUAL AVERAGE

	2004
Lawrence, KS	97.4
Columbia, MO	95.7
Lincoln, NE	96.5
Austin, TX	98.0
Raleigh/Durham/Chapel Hill, NC	99.0

Source: ACCRA

## EDUCATION

### DOUGLAS COUNTY HIGH SCHOOLS

#### Fall 2004 Enrollment

Lawrence High School	1,264
Free State High School	1,218
Baldwin City High School	438
Eudora High School	387
Perry Lecompton High School	340
Bishop Seabury Academy	127
Veritas Christian School	60

Source: Kansas Department of Education, Individual Schools

### UNIVERSITIES IN DOUGLAS COUNTY

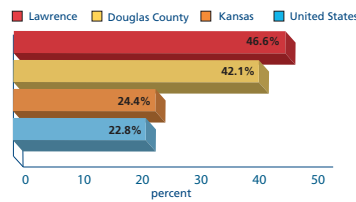
#### Fall 2004 Enrollment

University of Kansas (Lawrence Campus)	26,980
Haskell Indian Nations University (Lawrence)	920
Baker University (Baldwin)	856

Source: Individual websites

### EDUCATIONAL ATTAINMENT OF PERSONS OVER 25

With a bachelors degree or better



**LAWRENCE • KS**

CHAMBER of COMMERCE

### Douglas County Economic Development Department

734 Vermont, Suite 101  
P.O. Box 586  
Lawrence, Kansas 66044  
P: 785.865.4411 F: 785.865.4400  
[www.lawrencechamber.com](http://www.lawrencechamber.com)

## THE DOUGLAS COUNTY ADVANTAGE

Facts and Figures 2005–2006



**LAWRENCE • KS**  
CHAMBER of COMMERCE

## GENERAL DEMOGRAPHICS

### POPULATION

	1990	2003	2004
Douglas County	81,798	102,025	102,786
Lawrence	65,657	82,120	-
Eudora	3,006	4,963	-
Baldwin	2,912	3,637	-
Lecompton	647	610	-

Source: U.S. Bureau of the Census, Updated 2005

### POPULATION BY AGE

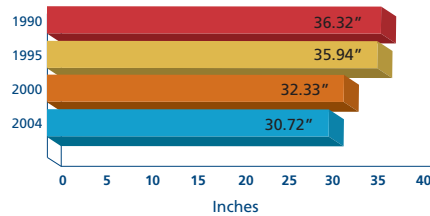
	Year	Median Age
Lawrence	1990	n/a
	2000	25.3
Douglas County	1990	25.8
	2000	26.6

n/a: not available

Source: U.S. Census Bureau, Updated 2005

### AVG. ANNUAL PRECIPITATION

Source: www.oznet.ksu.edu



### TEMPERATURE

	Avg High	Avg Low
Winter	46.8	25.8
Spring	77.3	55.1
Summer	87.3	65.0
Fall	56.2	36.0

Source: Kansas Agricultural Statistics, Kansas Farm Facts

Source: Weather.com

### DOUGLAS COUNTY AREA

	Sq. Miles
Douglas County	457
Lawrence	31.35

Source: U.S. Census Bureau, 2005

## LABOR FORCE

### TOP TEN EMPLOYERS IN DOUGLAS COUNTY

Employer	Product/Service	Employment
University of Kansas	Education	9,555
Lawrence Public Schools	Education	1,687
Pearson Government Solutions	Information Services	1,540
City of Lawrence	Government & Services	1,397
Lawrence Memorial Hospital	Health Services	1,160
Hallmark Cards, Inc.	Social Expression	787
Baker University	Education	623
The World Company	Multi-Media Provider	584
Berry Plastics	Manufacturer	500
K-Mart Distribution Center	Distribution	492

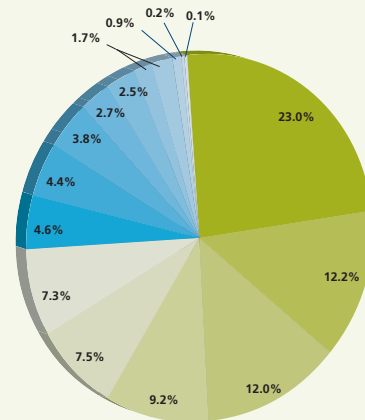
Source: Company HR Departments

### CIVILIAN LABOR FORCE

Lawrence MSA	2002	2005
Civilian Labor Force	46,201	63,438
Employed	43,787	60,748
Unemployed	2,414	2,690
% Unemployment	5.2	4.2

Source: U.S. Department of Labor, Bureau of Labor Statistics

### EMPLOYMENT LEVELS BY INDUSTRY (NAICS)



### (2003 LAWRENCE MSA DOUGLAS COUNTY)

Ag/Forestry/Mining-0.1%	Other, Except Public Admin.-4.4%
Management of Companies-0.2%	Construction-4.6%
Arts, Entertainment & Recreation-0.9%	Manufacturing-7.3%
Wholesale Trade-1.7%	Professional & Technical Services-7.5%
Educational Services-1.7%	Health Care & Social Assistance-9.2%
Transportation & Warehousing-2.5%	Accommodation & Food Services-12.0%
Administrative & Waste Services-2.7%	Retail Trade-12.2%
Finance/Insurance/Real Estate-3.8%	Government-23.0%

## TRANSPORTATION

### MAJOR HIGHWAYS CONNECTING LAWRENCE

Interstate 70  
Kansas Highway 10

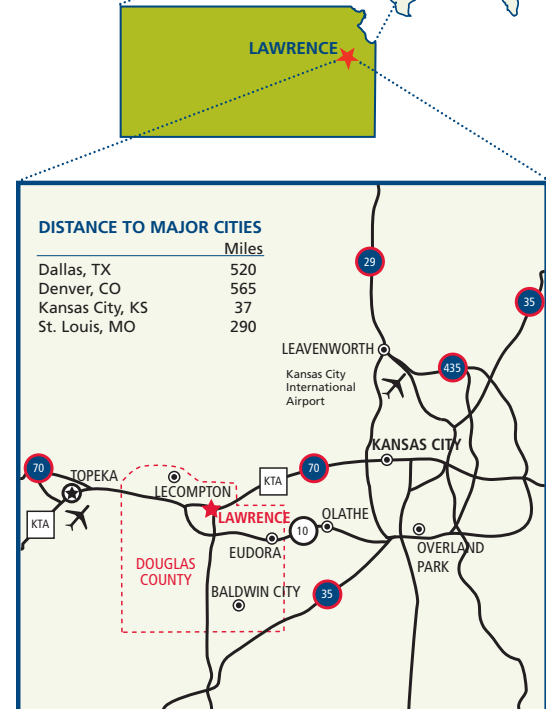
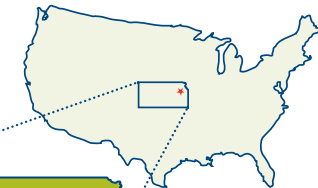
### DISTANCE TO MAJOR HIGHWAYS

	Miles
Interstate 435	26
Interstate 635	33
Interstate 35	38

### TRAVEL TO AIRPORT

	Miles	Minutes Driving
Kansas City International	49	50
Lawrence Municipal Airport	3	5

Source: Mapquest



# SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.9716/-95.3070

RS1

6th St & Wakarusa Dr Lawrence, KS 66049		1 mi radius	3 mi radius	5 mi radius
POPULATION	2013 Estimated Population	5,918	45,531	82,284
	2018 Projected Population	6,297	48,230	87,120
	2010 Census Population	5,766	44,438	80,319
	2000 Census Population	4,266	36,183	73,407
	Projected Annual Growth 2013 to 2018	1.3%	1.2%	1.2%
	Historical Annual Growth 2000 to 2013	3.0%	2.0%	0.9%
	2013 Median Age	35.7	31.1	29.4
HOUSEHOLDS	2013 Estimated Households	2,343	18,157	33,209
	2018 Projected Households	2,482	19,227	35,164
	2010 Census Households	2,283	17,685	32,345
	2000 Census Households	1,526	13,968	28,980
	Projected Annual Growth 2013 to 2018	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2013	4.1%	2.3%	1.1%
RACE AND ETHNICITY	2013 Estimated White	87.3%	84.7%	83.2%
	2013 Estimated Black or African American	3.6%	4.1%	4.3%
	2013 Estimated Asian or Pacific Islander	4.3%	5.1%	4.6%
	2013 Estimated American Indian or Native Alaskan	0.9%	1.4%	2.5%
	2013 Estimated Other Races	4.0%	4.7%	5.4%
	2013 Estimated Hispanic	4.1%	5.4%	6.3%
	2013 Estimated Average Household Income	\$97,046	\$72,577	\$60,123
INCOME	2013 Estimated Median Household Income	\$74,702	\$55,735	\$46,582
	2013 Estimated Per Capita Income	\$38,406	\$29,108	\$24,429
	2013 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.9%	1.4%
EDUCATION (AGE 25+)	2013 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.5%	3.5%
	2013 Estimated High School Graduate	12.4%	15.5%	16.7%
	2013 Estimated Some College	17.3%	17.3%	19.0%
	2013 Estimated Associates Degree Only	6.5%	6.9%	6.1%
	2013 Estimated Bachelors Degree Only	32.1%	30.0%	29.0%
	2013 Estimated Graduate Degree	28.5%	27.0%	24.3%
	2013 Estimated Total Businesses	220	1,313	3,083
BUSINESS	2013 Estimated Total Employees	2,328	14,655	39,620
	2013 Estimated Employee Population per Business	10.6	11.2	12.9
	2013 Estimated Residential Population per Business	26.9	34.7	26.7

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