



# Louisiana Purchase Shopping Center

Prime 23rd Street Retail Space Available For Lease

23rd Street & Louisiana (NWC), Lawrence, KS



## 955 SF UP TO 4,345 SF EXISTING SPACE FOR LEASE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,611	68,482	98,850
Avg. Household Income	\$69,638	\$75,059	\$90,800

- Just seconds from the University of Kansas with an enrollment of 30,000+ students and within walking distance from significant student housing areas
- 25,081 cars per day on 23rd Street
- Neighboring tenants include Checkers Grocery, Walgreen's, McDonald's, KFC, Panera Bread, Wendy's, Dunkin Donuts, Ace Hardware, and more
- New 23rd Street monument sign to be constructed
- Kansas City regional area



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PAUL MASSALI | 816.412.7409 | [pmassali@blockandco.com](mailto:pmassali@blockandco.com)

GRANT SUMMERS | 816.412.7307 | [gsummers@blockandco.com](mailto:gsummers@blockandco.com)

MAX KOSOSGLAD | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)

Exclusive Agents

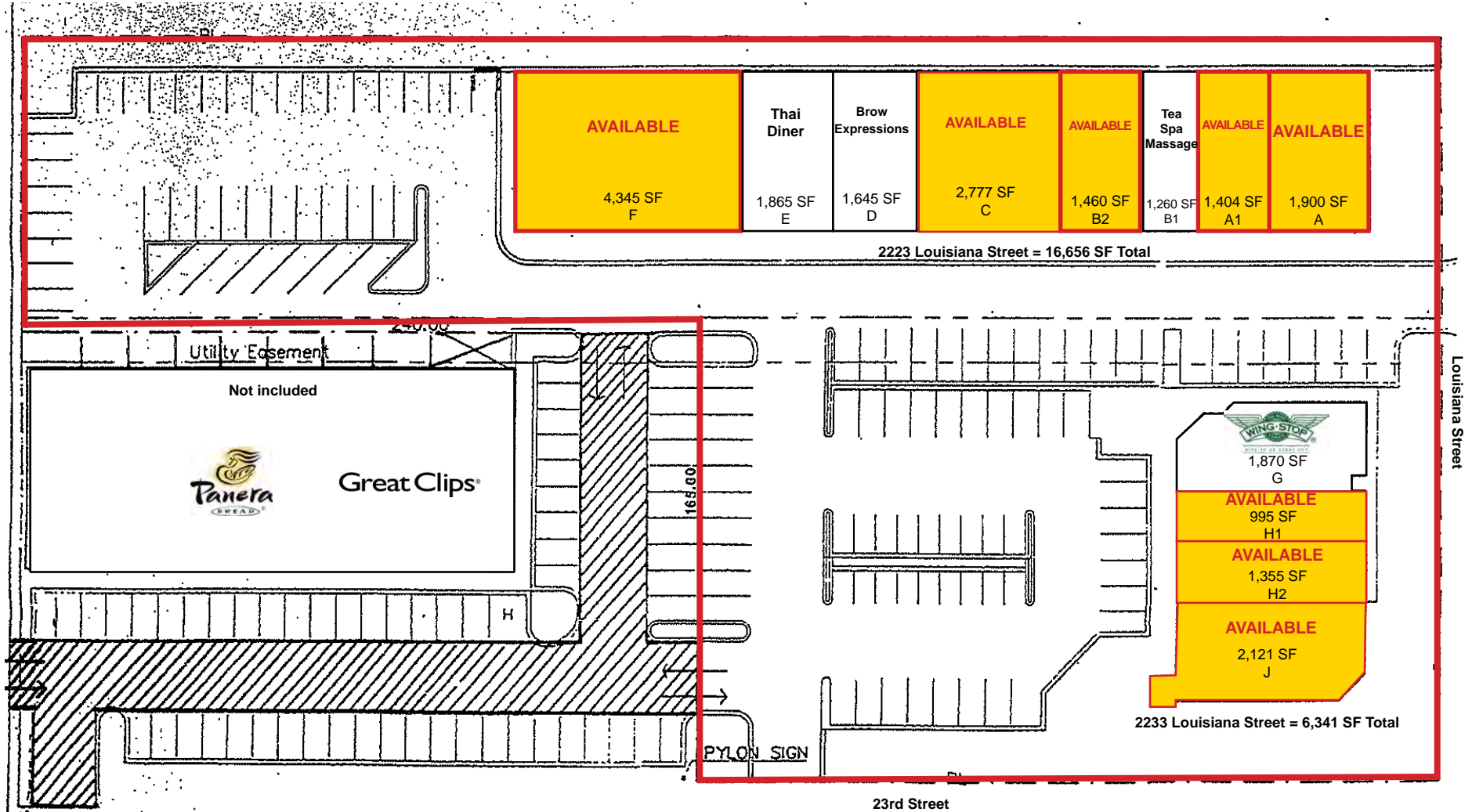


# Louisiana Purchase Shopping Center

Prime 23rd Street Retail Space Available For Lease  
23rd Street & Louisiana (NWC), Lawrence, KS

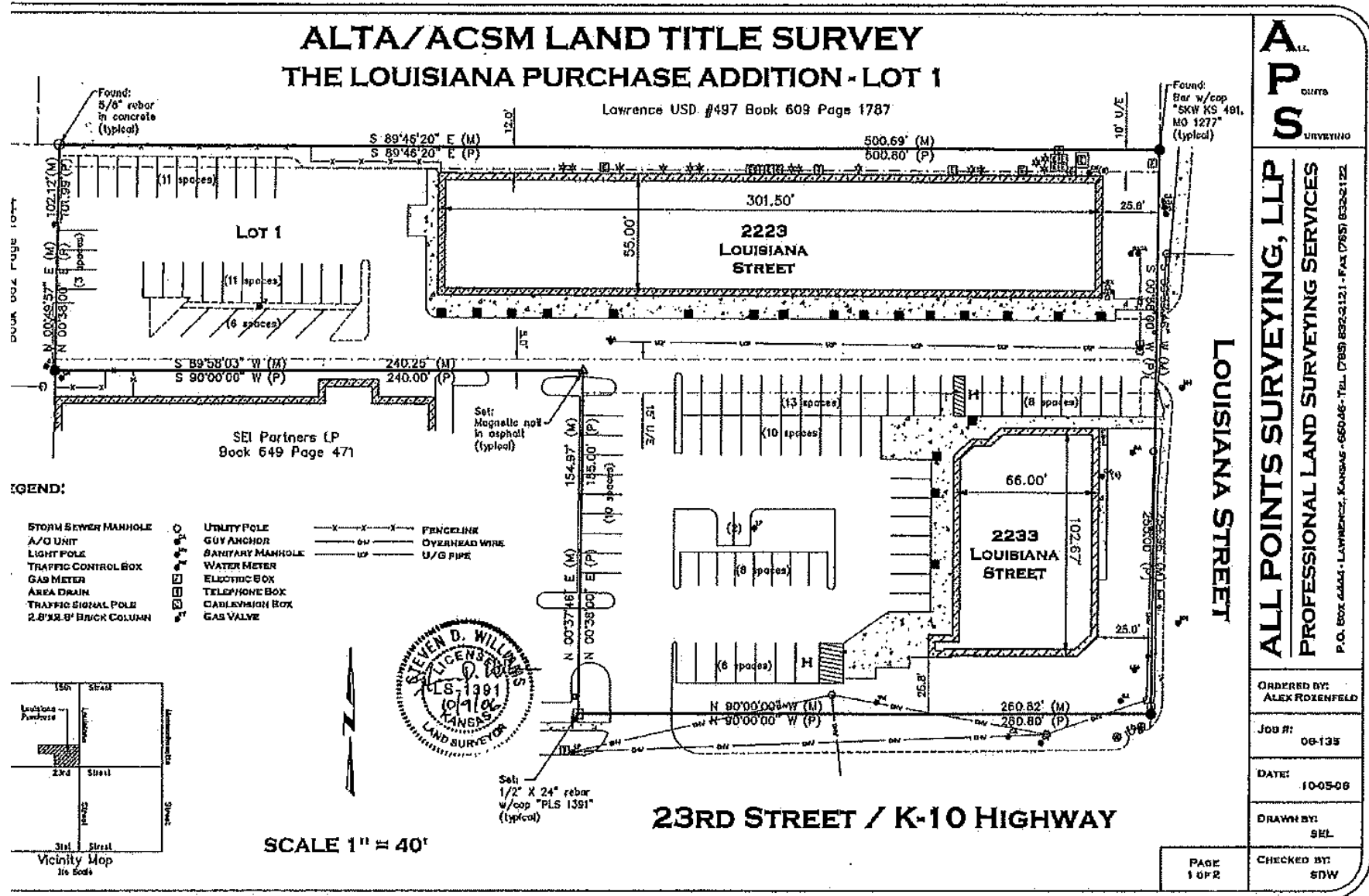
955 SF - 4,345 SF  
**RETAIL SPACE  
AVAILABLE**

## SITE PLAN





## SURVEY





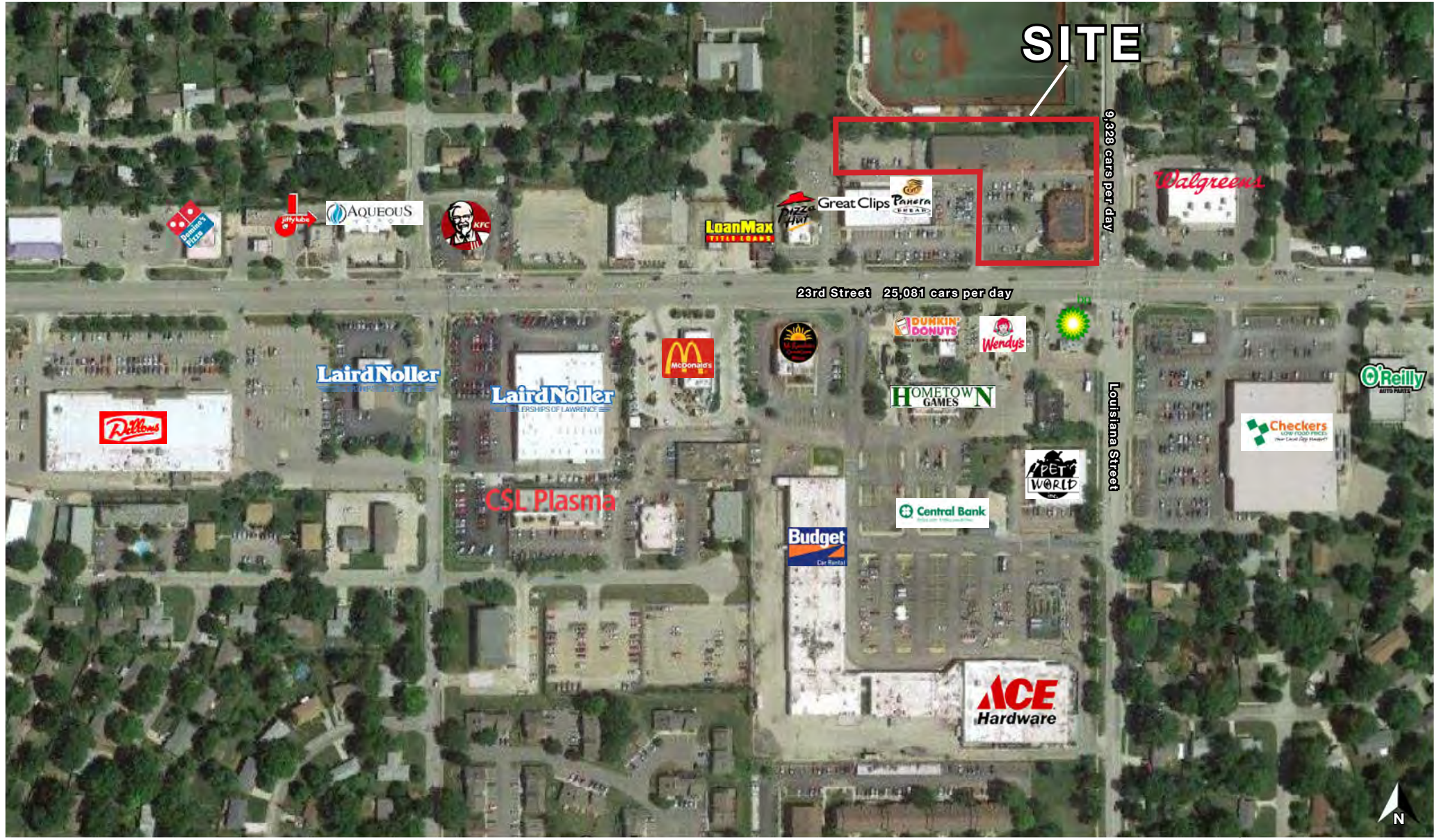


# Louisiana Purchase Shopping Center

Prime 23rd Street Retail Space Available For Lease  
23rd Street & Louisiana (NWC), Lawrence, KS

955 SF - 4,345 SF  
**RETAIL SPACE  
AVAILABLE**

AERIAL





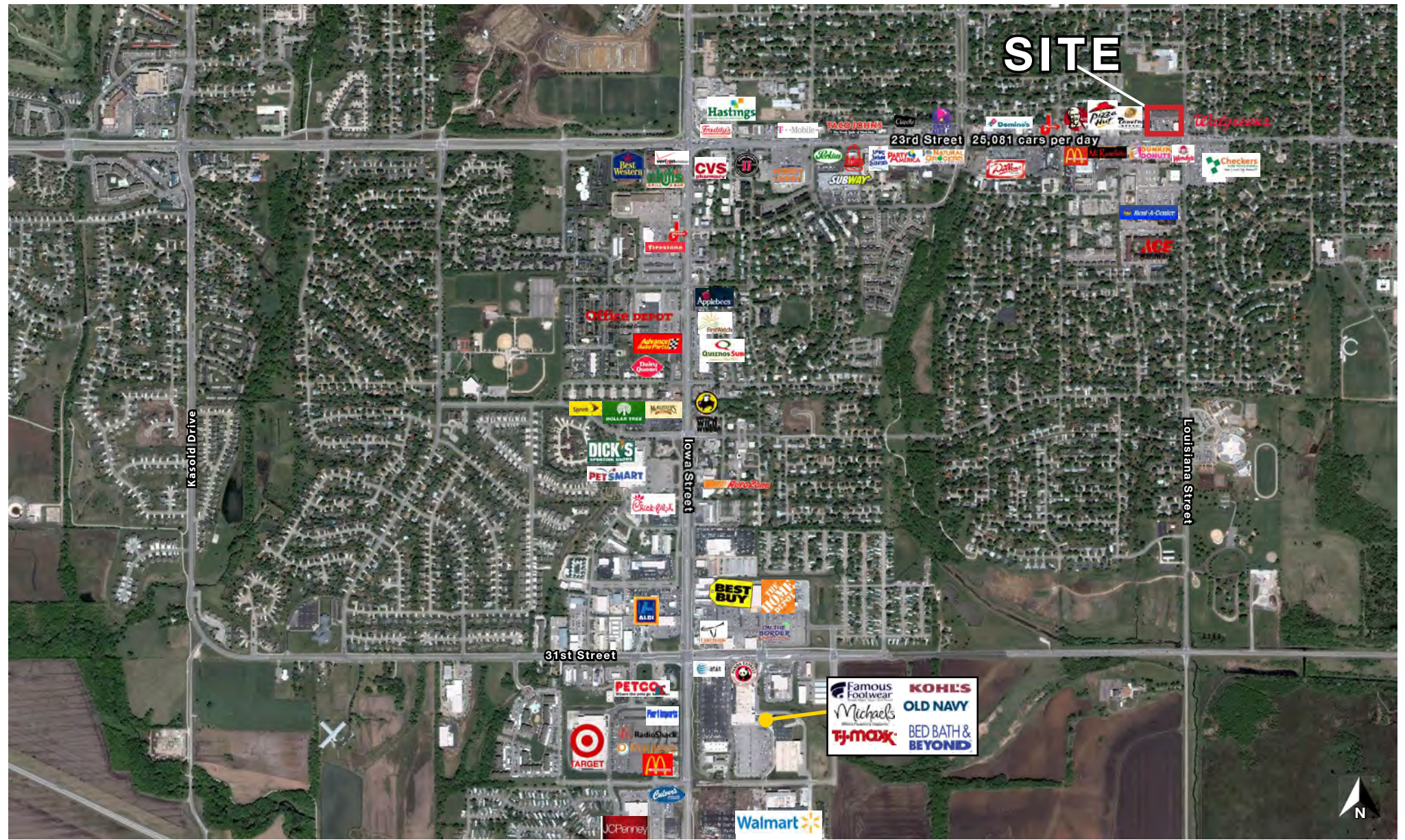


# Louisiana Purchase Shopping Center

Prime 23rd Street Retail Space Available For Lease  
23rd Street & Louisiana (NWC), Lawrence, KS

955 SF - 4,345 SF  
**RETAIL SPACE  
AVAILABLE**

AERIAL





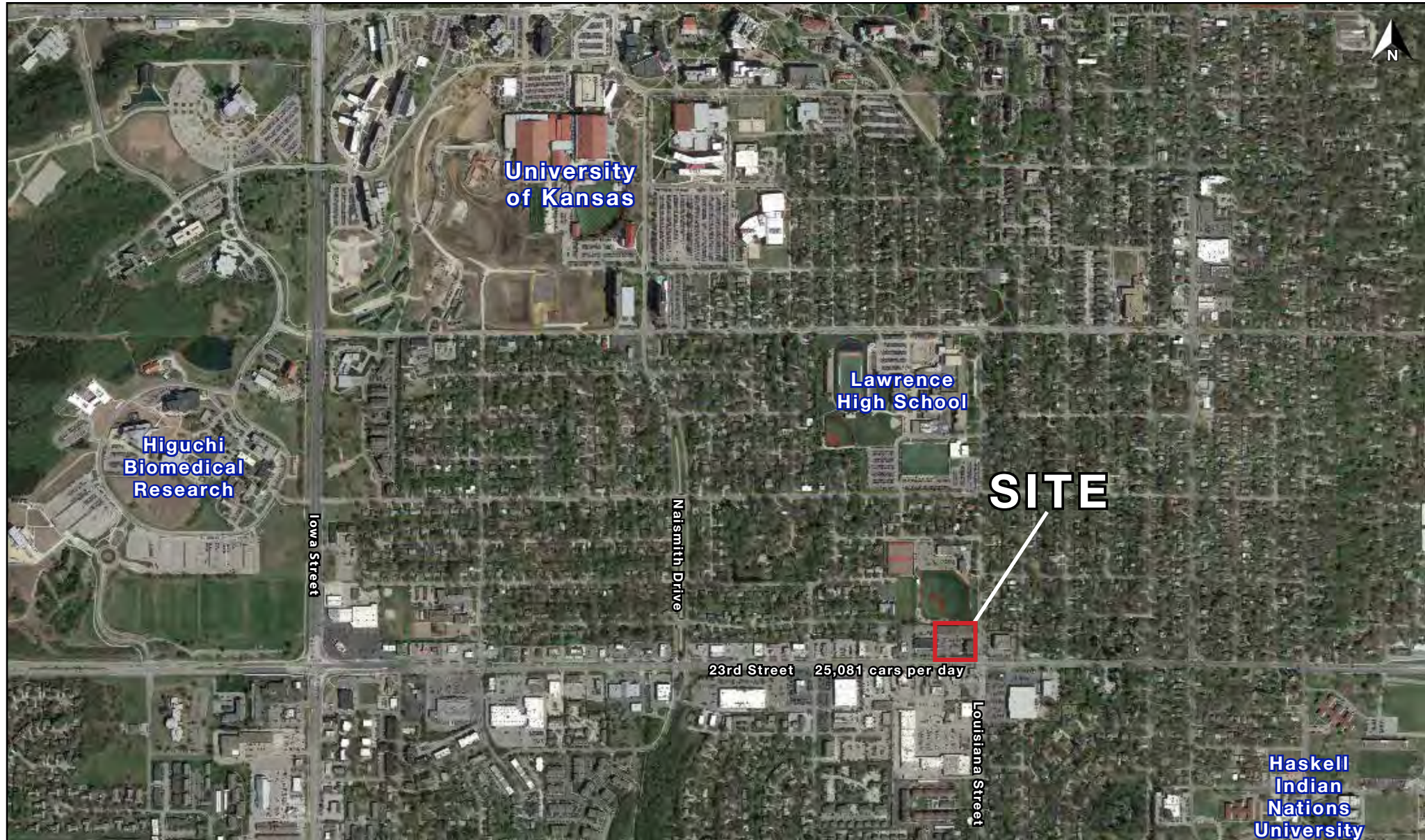


# Louisiana Purchase Shopping Center

Prime 23rd Street Retail Space Available For Lease  
23rd Street & Louisiana (NWC), Lawrence, KS

955 SF - 4,345 SF  
**RETAIL SPACE  
AVAILABLE**

AERIAL









# Louisiana Purchase Shopping Center

## Prime 23rd Street Retail Space Available For Lease

### 23rd Street & Louisiana (NWC), Lawrence, KS

23rd Street & Louisiana Street Lawrence, KS 66046	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	13,611	68,482	98,850
2029 Projected Population	13,866	69,154	99,785
2020 Census Population	13,174	65,753	96,634
2010 Census Population	13,445	65,803	89,905
Projected Annual Growth 2024 to 2029	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	-	0.3%	0.7%
2024 Median Age	26.9	29.5	32.2
<b>Households</b>			
2024 Estimated Households	5,624	28,687	42,181
2029 Projected Households	6,067	30,580	44,892
2020 Census Households	5,430	27,285	40,333
2010 Census Households	5,242	26,036	35,863
Projected Annual Growth 2024 to 2029	1.6%	1.3%	1.3%
Historical Annual Growth 2010 to 2024	0.5%	0.7%	1.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	71.5%	75.7%	77.4%
2024 Estimated Black or African American	5.5%	5.9%	5.5%
2024 Estimated Asian or Pacific Islander	6.0%	5.7%	5.7%
2024 Estimated American Indian or Native Alaskan	4.3%	2.1%	1.7%
2024 Estimated Other Races	12.7%	10.5%	9.7%
2024 Estimated Hispanic	9.2%	8.3%	7.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$69,638	\$75,059	\$90,800
2024 Estimated Median Household Income	\$52,856	\$59,510	\$70,506
2024 Estimated Per Capita Income	\$29,804	\$32,116	\$39,239
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.2%	2.6%
2024 Estimated High School Graduate	17.3%	18.4%	17.3%
2024 Estimated Some College	24.6%	18.0%	16.8%
2024 Estimated Associates Degree Only	6.4%	6.4%	6.0%
2024 Estimated Bachelors Degree Only	25.8%	30.1%	30.4%
2024 Estimated Graduate Degree	21.9%	21.9%	25.2%
<b>Business</b>			
2024 Estimated Total Businesses	375	2,277	3,220
2024 Estimated Total Employees	4,417	22,844	34,686
2024 Estimated Employee Population per Business	11.8	10.0	10.8
2024 Estimated Residential Population per Business	36.3	30.1	30.7

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1