



Louisiana Purchase Shopping Center

Prime Retail Pad Site For Ground Lease or Build-to-Suit

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



PAD SITE FOR GROUND LEASE OR BUILD-TO-SUIT

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:

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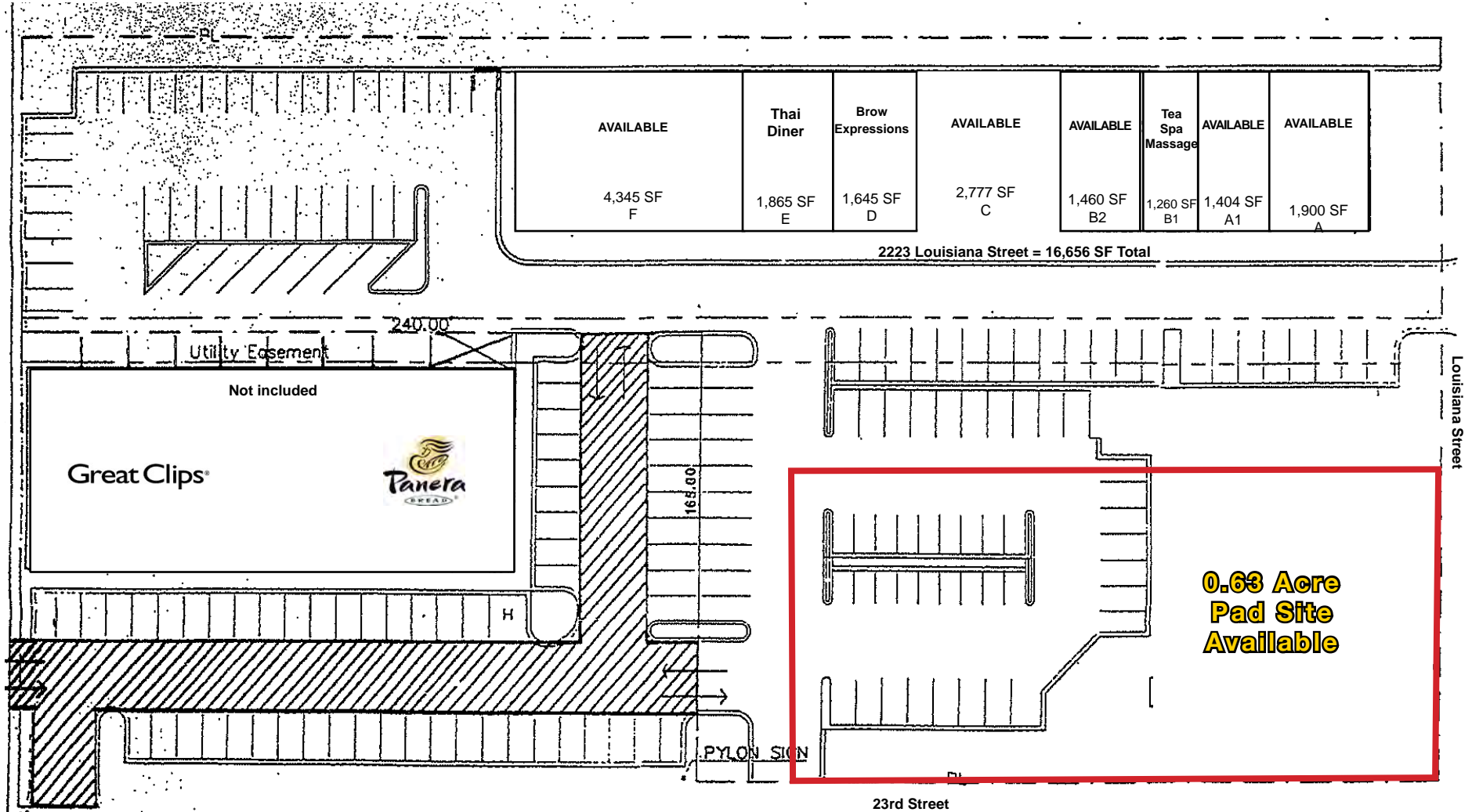
Exclusive Agents



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SITE PLAN

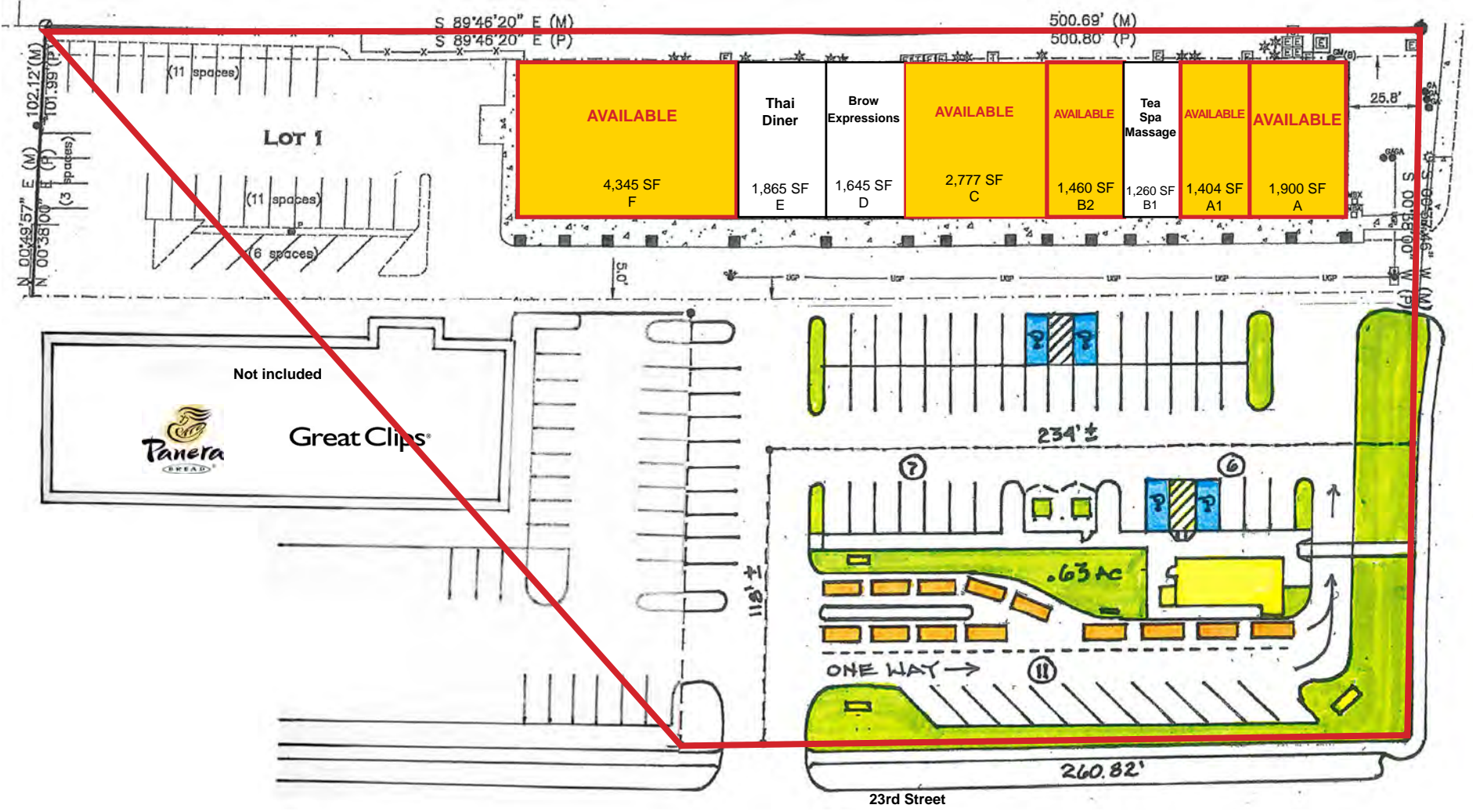




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PROPOSED REDEVELOPMENT PLAN

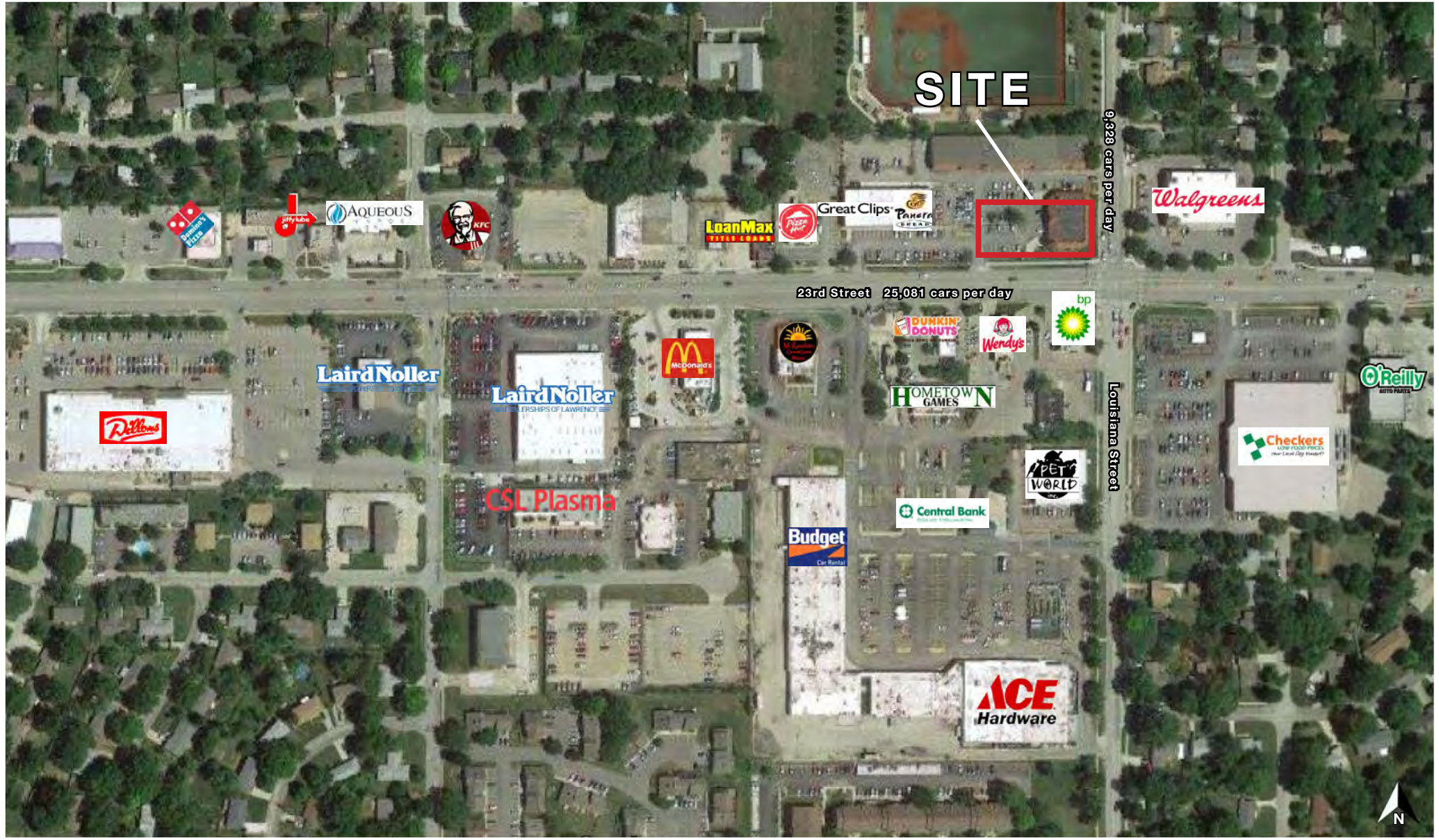




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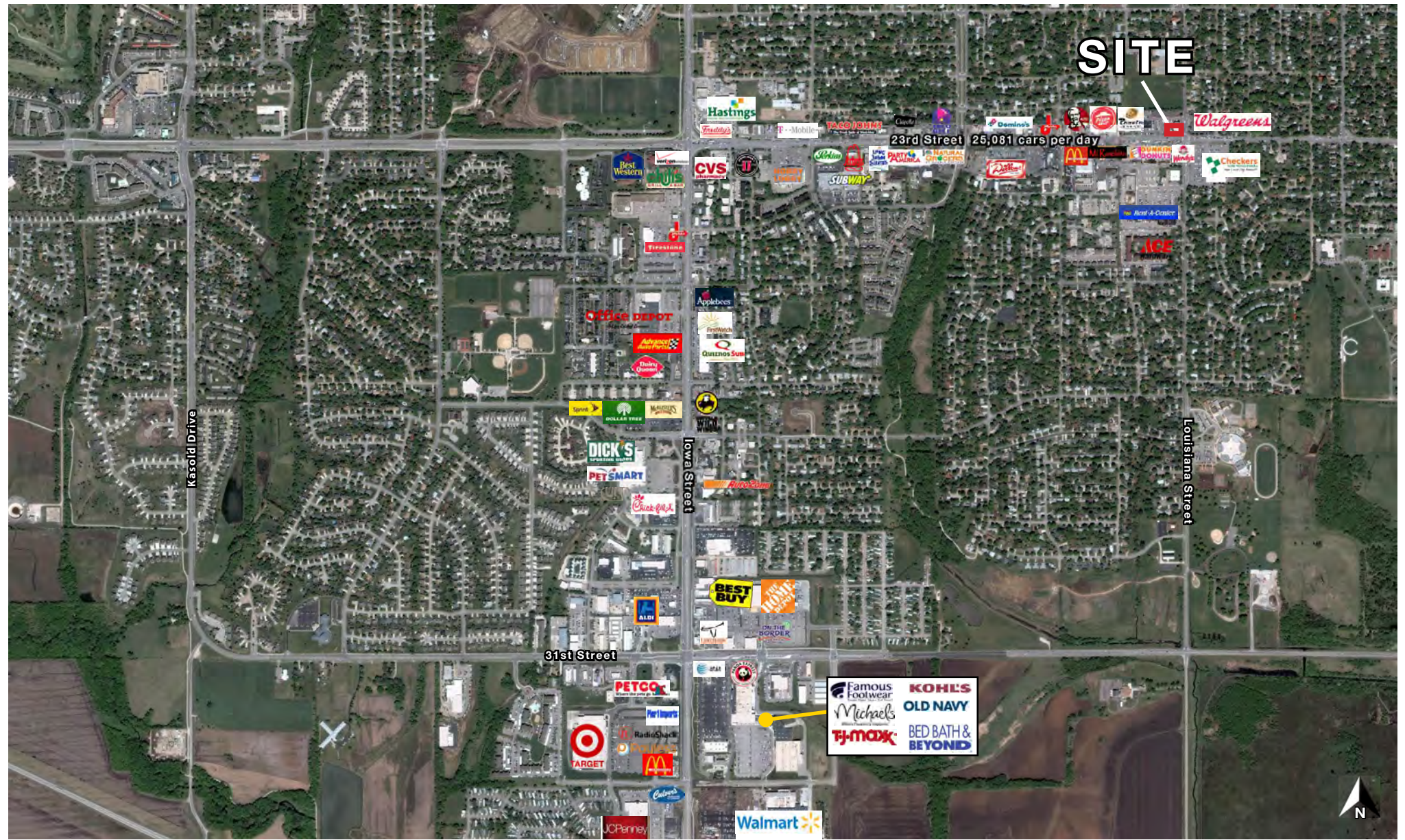




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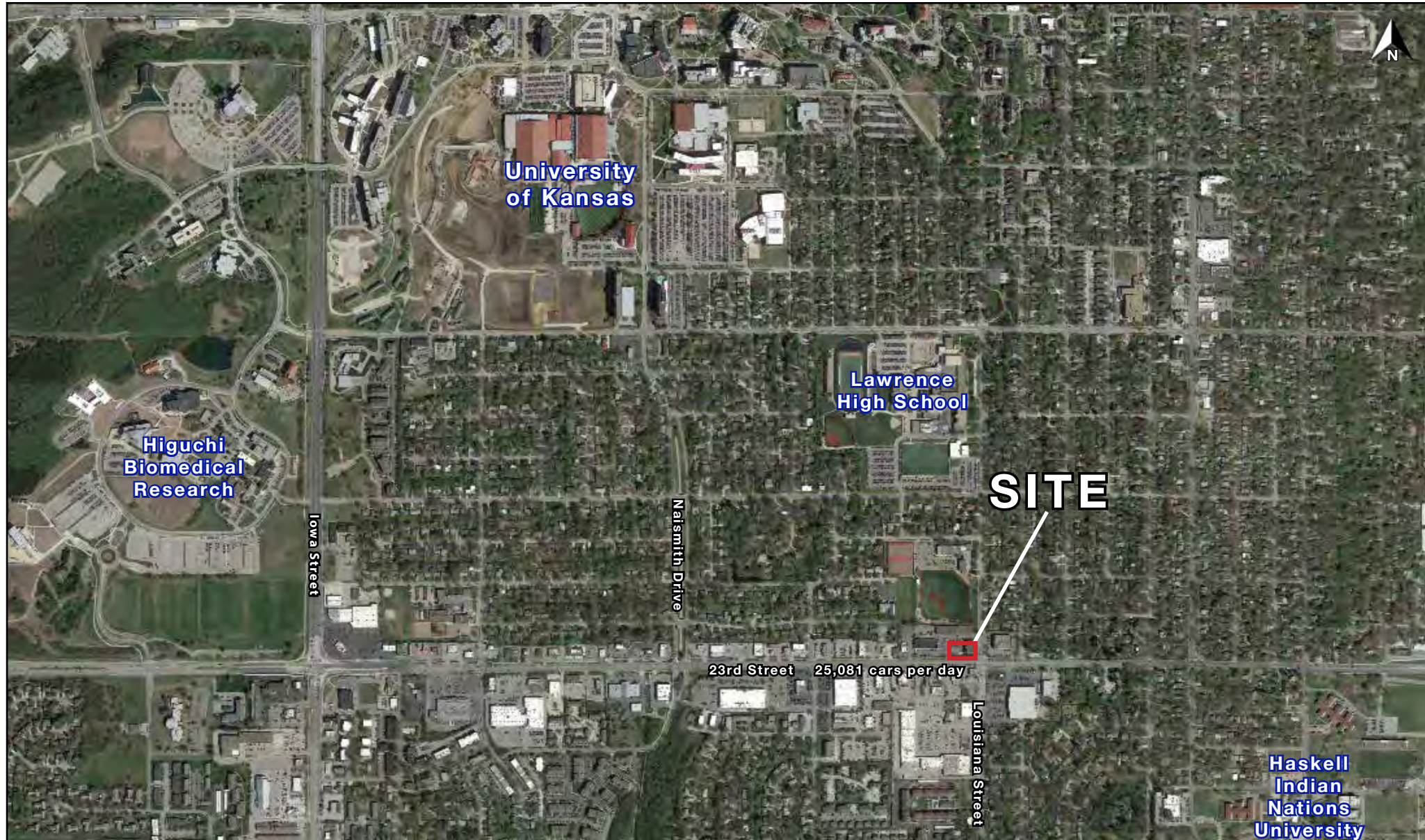




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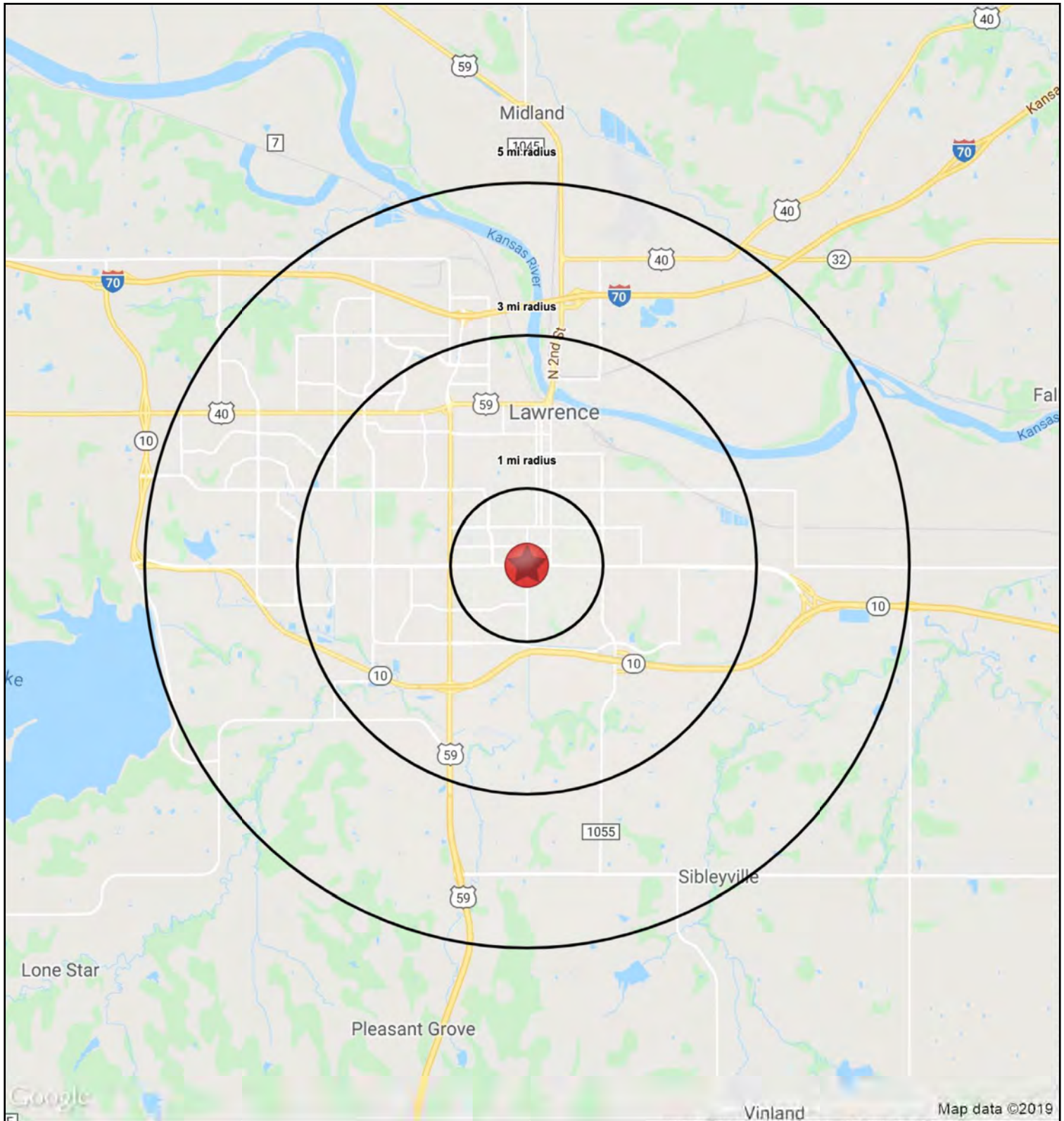




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23rd & Louisiana Street Lawrence, KS 66046	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,625	67,569	98,604
2028 Projected Population	13,915	68,709	101,990
2020 Census Population	13,174	65,841	96,553
2010 Census Population	13,445	65,893	89,853
Projected Annual Growth 2023 to 2028	0.4%	0.3%	0.7%
Historical Annual Growth 2010 to 2023	0.1%	0.2%	0.7%
2023 Median Age	26.7	28.8	31.7
Households			
2023 Estimated Households	5,531	27,941	41,479
2028 Projected Households	5,725	28,704	43,323
2020 Census Households	5,430	27,321	40,305
2010 Census Households	5,242	26,072	35,843
Projected Annual Growth 2023 to 2028	0.7%	0.5%	0.9%
Historical Annual Growth 2010 to 2023	0.4%	0.6%	1.2%
Race and Ethnicity			
2023 Estimated White	62.0%	68.4%	72.3%
2023 Estimated Black or African American	4.5%	5.4%	5.3%
2023 Estimated Asian or Pacific Islander	22.6%	15.4%	12.2%
2023 Estimated American Indian or Native Alaskan	1.9%	1.6%	1.4%
2023 Estimated Other Races	9.0%	9.2%	8.7%
2023 Estimated Hispanic	8.1%	7.7%	7.2%
Income			
2023 Estimated Average Household Income	\$77,436	\$85,905	\$98,572
2023 Estimated Median Household Income	\$52,382	\$58,199	\$71,880
2023 Estimated Per Capita Income	\$32,389	\$36,174	\$41,936
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.1%	0.9%
2023 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.0%	2.6%
2023 Estimated High School Graduate	16.7%	17.5%	16.5%
2023 Estimated Some College	22.7%	18.2%	17.1%
2023 Estimated Associates Degree Only	5.8%	6.4%	6.1%
2023 Estimated Bachelors Degree Only	27.0%	30.5%	30.1%
2023 Estimated Graduate Degree	25.2%	23.4%	26.7%
Business			
2023 Estimated Total Businesses	375	2,281	3,218
2023 Estimated Total Employees	4,410	22,881	34,669
2023 Estimated Employee Population per Business	11.8	10.0	10.8
2023 Estimated Residential Population per Business	36.4	29.6	30.6

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