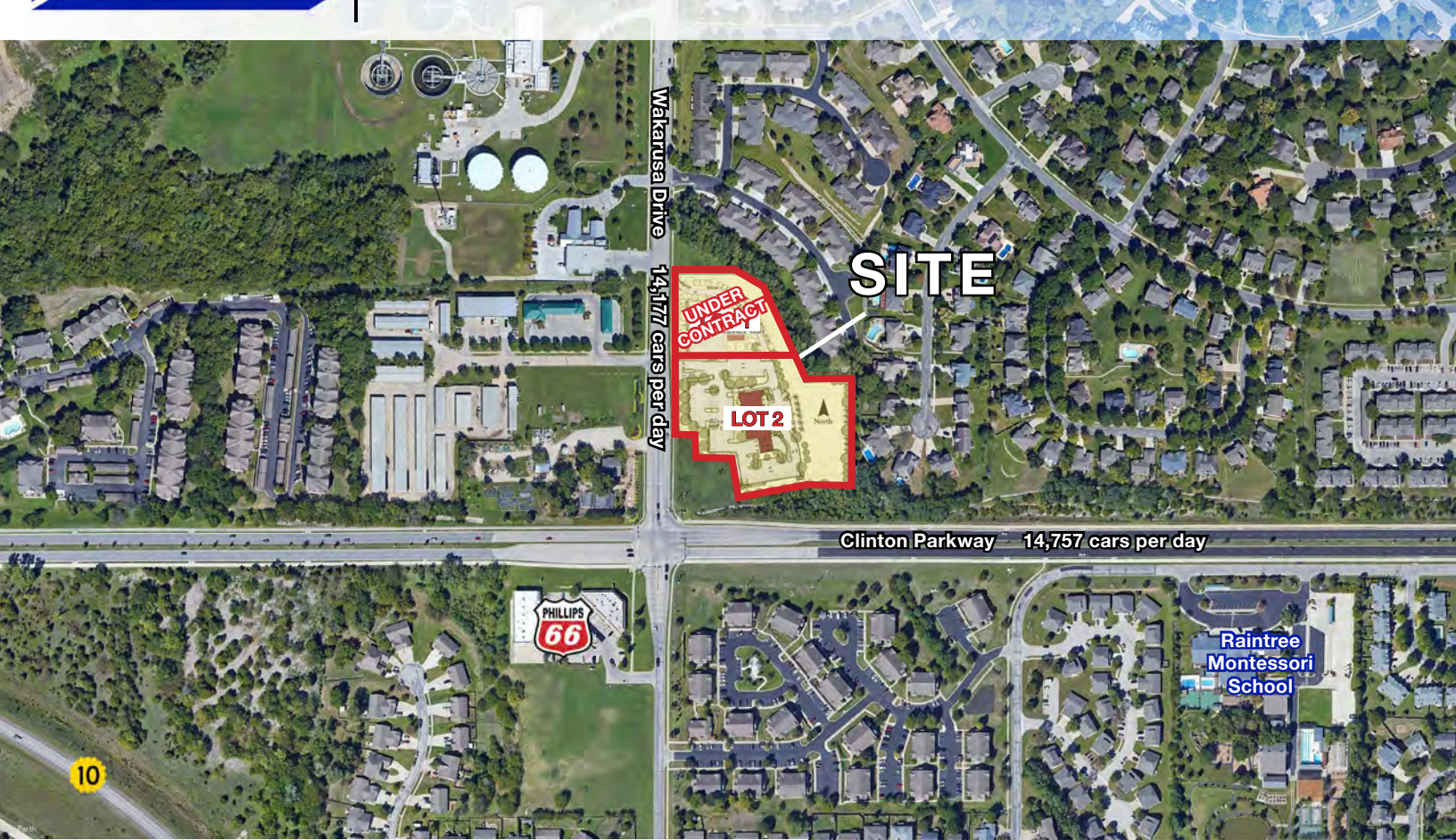




MIRACON PLAZA - NEW DEVELOPMENT

23rd Street & Wakarusa Drive, Lawrence, Kansas



LOT 1 | 1.63 ACRES | \$855,000

LOT 2 | 2.83 ACRES | \$2,100,000



- Site approved and ready to build
- Owner willing to sell or build-to-suit
- Approved for 16,000+ building
- Intersection carries over 28,000 cars per day
- Zoned PCD
- New improvements to Wakarusa Drive to be completed in 2023

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

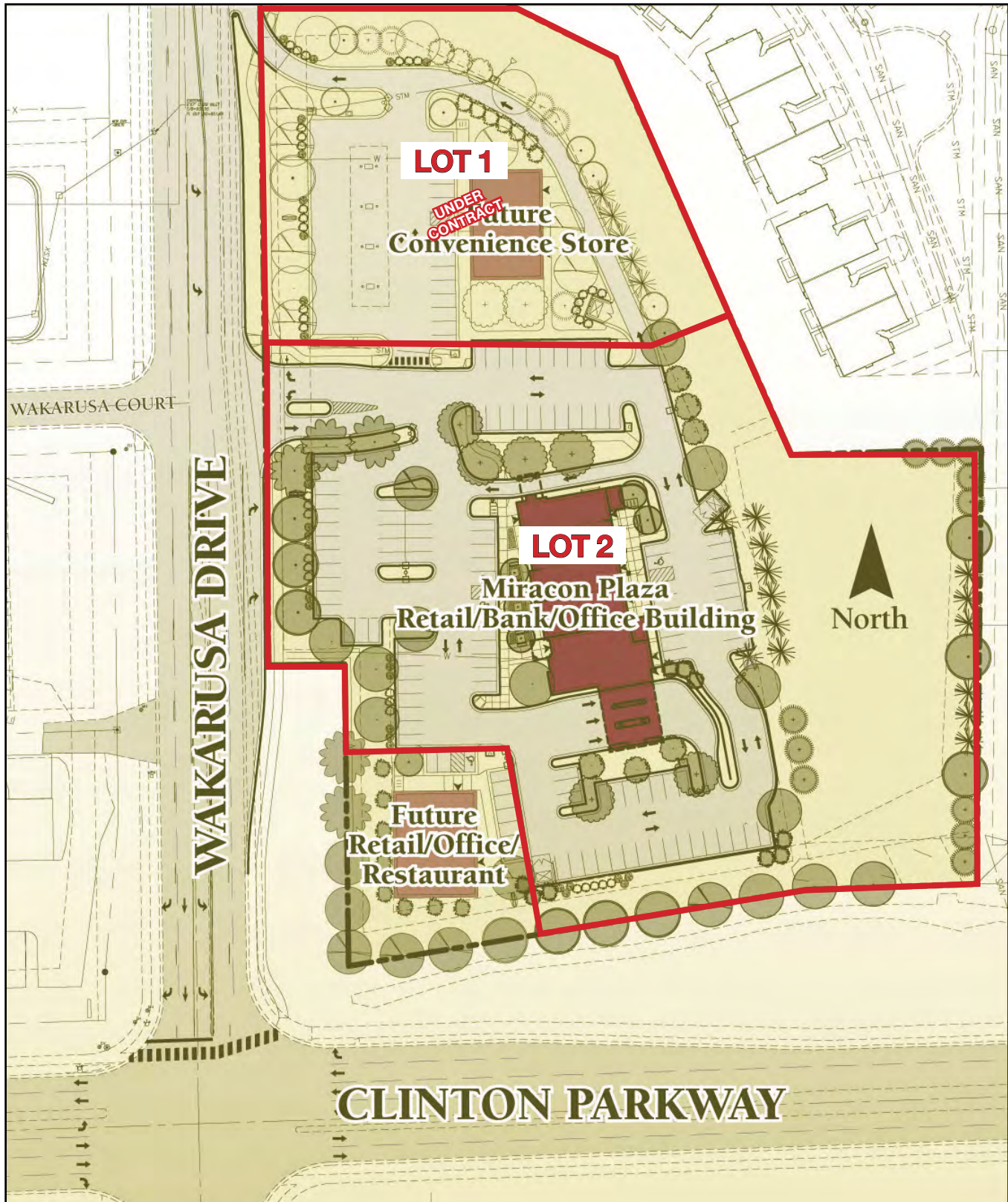
[For More Information Contact:](#)

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

Exclusive Agents



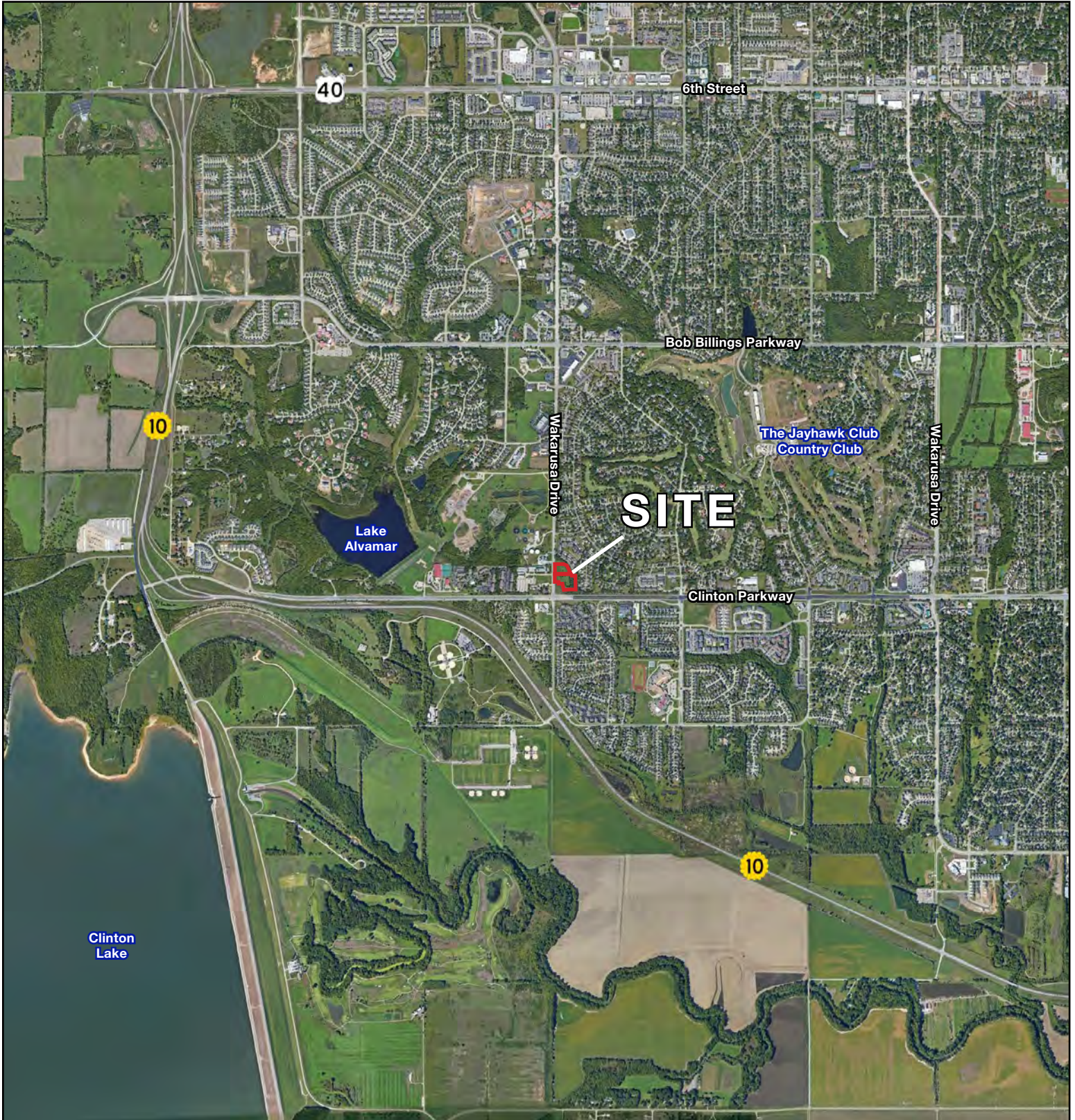
POSSIBLE DEVELOPMENT PLAN



POSSIBLE DEVELOPMENT PLAN

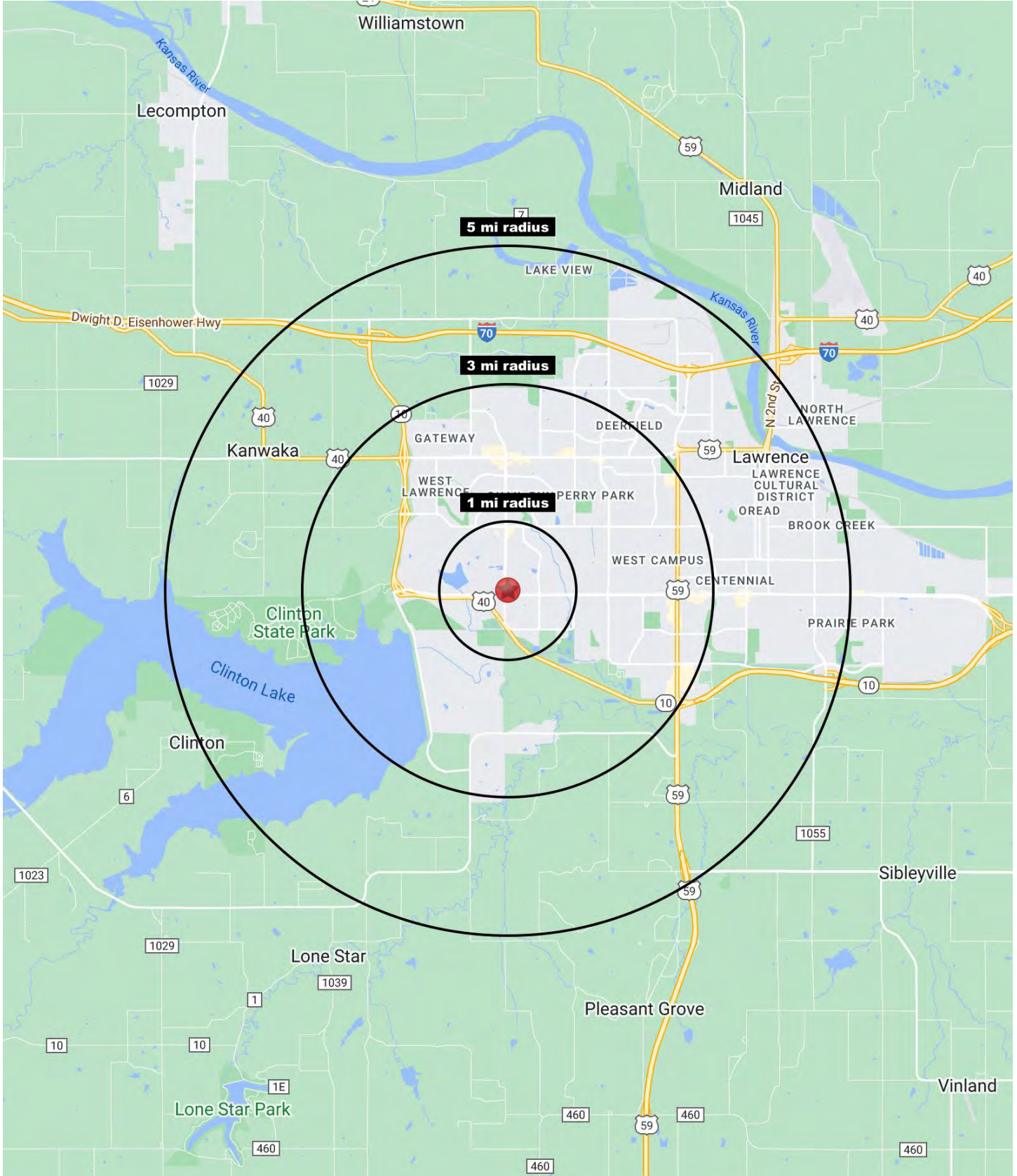


AERIAL



MIRACON PLAZA - NEW DEVELOPMENT

23rd Street & Wakarusa Drive, Lawrence, Kansas





MIRACON PLAZA - NEW DEVELOPMENT

23rd Street & Wakarusa Drive, Lawrence, Kansas

2210-2240 Wakarusa Drive Lawrence, KS 66047	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,674	53,123	93,057
2028 Projected Population	6,687	53,915	95,163
2020 Census Population	6,609	52,464	92,251
2010 Census Population	6,497	46,080	85,032
Projected Annual Growth 2023 to 2028	-	0.3%	0.5%
Historical Annual Growth 2010 to 2023	0.2%	1.2%	0.7%
2023 Median Age	36.1	32.0	31.2
Households			
2023 Estimated Households	2,989	22,431	39,579
2028 Projected Households	2,990	22,782	40,512
2020 Census Households	2,915	21,880	38,732
2010 Census Households	2,737	18,252	34,138
Projected Annual Growth 2023 to 2028	-	0.3%	0.5%
Historical Annual Growth 2010 to 2023	0.7%	1.8%	1.2%
Race and Ethnicity			
2023 Estimated White	78.9%	72.1%	72.4%
2023 Estimated Black or African American	4.5%	5.2%	5.1%
2023 Estimated Asian or Pacific Islander	6.9%	13.0%	12.7%
2023 Estimated American Indian or Native Alaskan	1.0%	1.3%	1.4%
2023 Estimated Other Races	8.7%	8.5%	8.5%
2023 Estimated Hispanic	7.1%	6.9%	6.9%
Income			
2023 Estimated Average Household Income	\$117,507	\$104,521	\$97,156
2023 Estimated Median Household Income	\$86,930	\$73,868	\$69,616
2023 Estimated Per Capita Income	\$52,759	\$44,531	\$41,787
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.8%	0.9%
2023 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.8%	2.6%
2023 Estimated High School Graduate	13.5%	15.6%	16.5%
2023 Estimated Some College	16.6%	15.7%	17.4%
2023 Estimated Associates Degree Only	6.4%	5.3%	6.0%
2023 Estimated Bachelors Degree Only	31.7%	29.2%	29.6%
2023 Estimated Graduate Degree	29.0%	30.6%	26.9%
Business			
2023 Estimated Total Businesses	171	1,509	3,126
2023 Estimated Total Employees	1,102	12,878	32,472
2023 Estimated Employee Population per Business	6.4	8.5	10.4
2023 Estimated Residential Population per Business	39.0	35.2	29.8

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