



LAWRENCE, KS RETAIL SPACE

24th & Iowa Street | 2329-2339 Iowa | Lawrence, KS



PRICED TO LEASE | 23,200 SF & 2,550 SF SPACES

DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Est. Population	15,488	78,325	103,319
Avg. HH Income	\$49,921	\$70,090	\$78,927

Drive Time	5 min	10 min	15 Min
Est. Population	38,971	95,355	104,304
Avg. HH Income	\$60,209	\$76,369	\$79,100

- 23,200 SF End Cap Anchor Space & 2,550 SF in-line space available
- Join regional/national tenants Texas Roadhouse, Salon Centric, Party America, and Game Nut Entertainment
- Neighboring tenants include Natural Grocers, Walmart Supercenter, Home Depot, Target, Menards, Best Buy, Kohl's, Ross Dress, JC Penney, and many more
- 23,602 cars per day on Iowa Street with great access and pylon sign
- Just minutes from the University of Kansas, with an enrollment of approximately 29,000 students and 19,000 employees
- Pole signage on Iowa available / Ample parking
- Aggressive Rental Rates - Busiest Retail Corridor in Lawrence, KS!
- Bring all offers

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

For More Information Contact:

Exclusive Agents

PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com



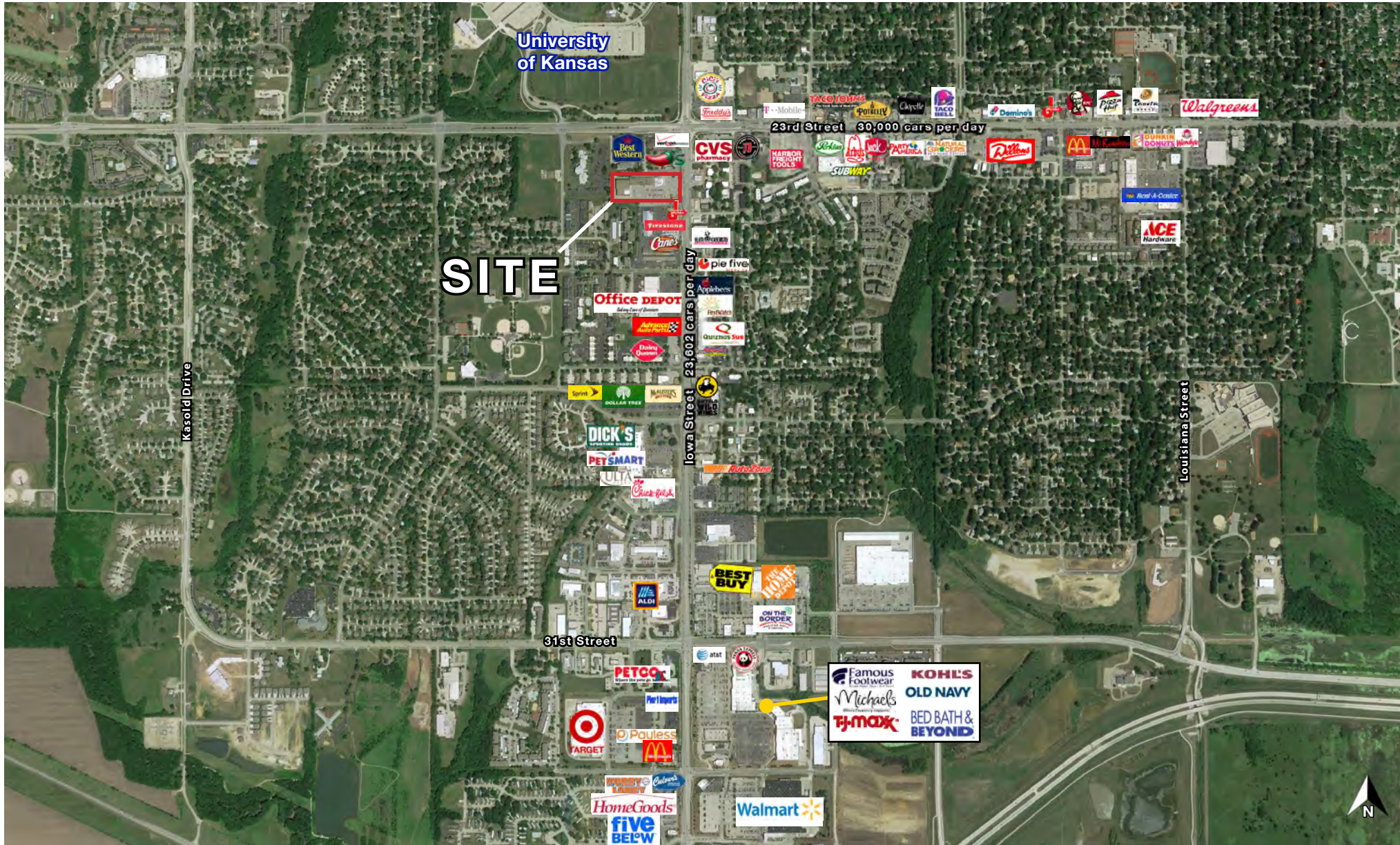


PRIME RETAIL SPACE FOR LEASE

24th & Iowa Street | 2329-2339 Iowa | Lawrence, KS

23,200 SF &
2,550 SF
RETAIL SPACES

AERIAL





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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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PYLON SIGN

Center Can Be Renamed After New Anchor



PHOTOS





PRIME RETAIL SPACE FOR LEASE

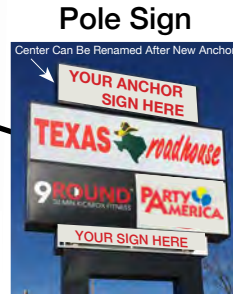
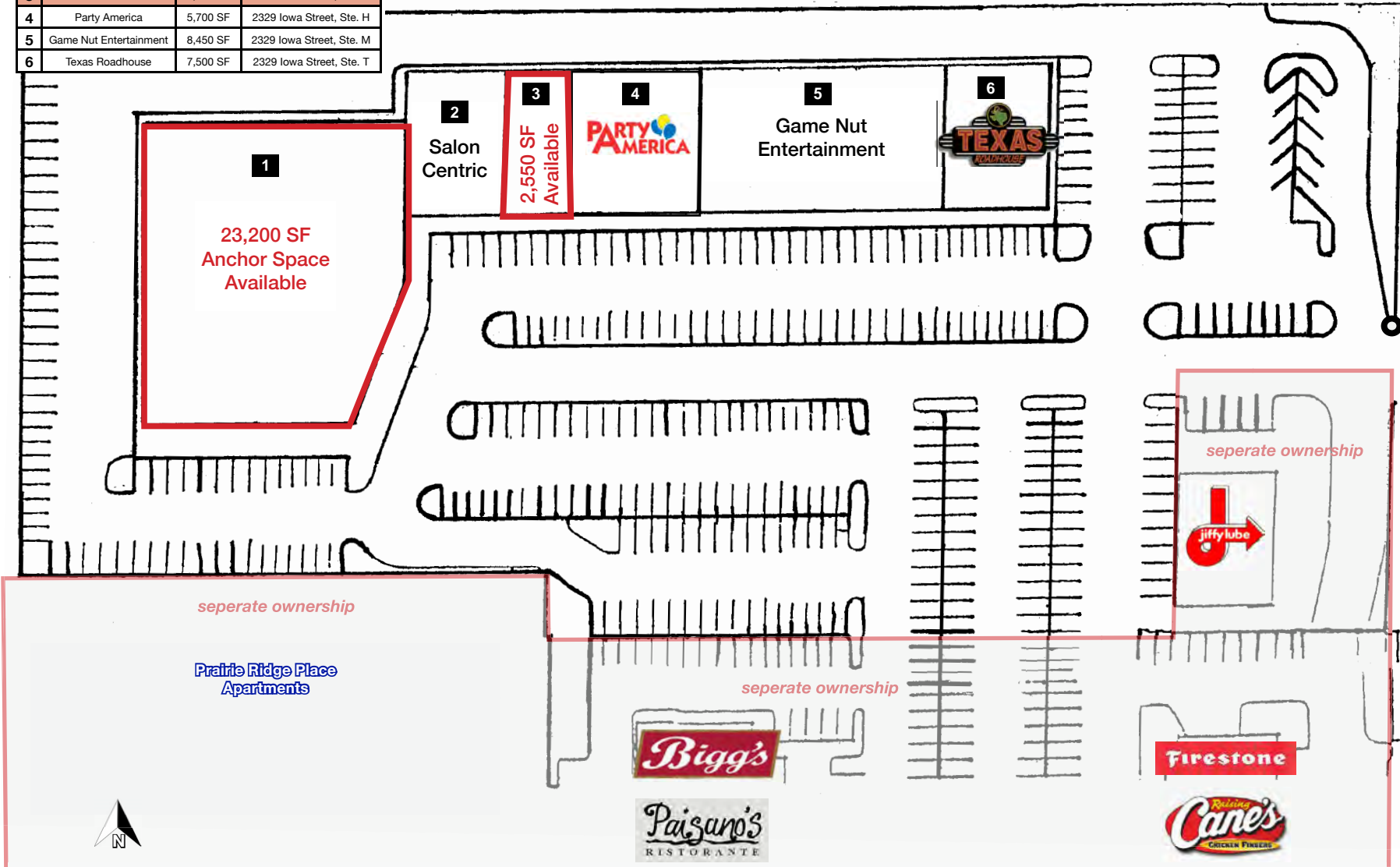
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23,200 SF &
2,550 SF
RETAIL SPACES

SITE PLAN

#	Name	SF	Address
1	AVAILABLE	23,200 SF	2339 Iowa Street
2	Salon Centric	2,716 SF	2329 Iowa Street, Ste. A
3	AVAILABLE	2,550 SF	2329 Iowa Street, Ste. D
4	Party America	5,700 SF	2329 Iowa Street, Ste. H
5	Game Nut Entertainment	8,450 SF	2329 Iowa Street, Ste. M
6	Texas Roadhouse	7,500 SF	2329 Iowa Street, Ste. T

University
Inn & Suites



Iowa Street





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23,200 SF SPACE PHOTOS





PRIME RETAIL SPACE FOR LEASE

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2,550 SF SPACE PHOTOS



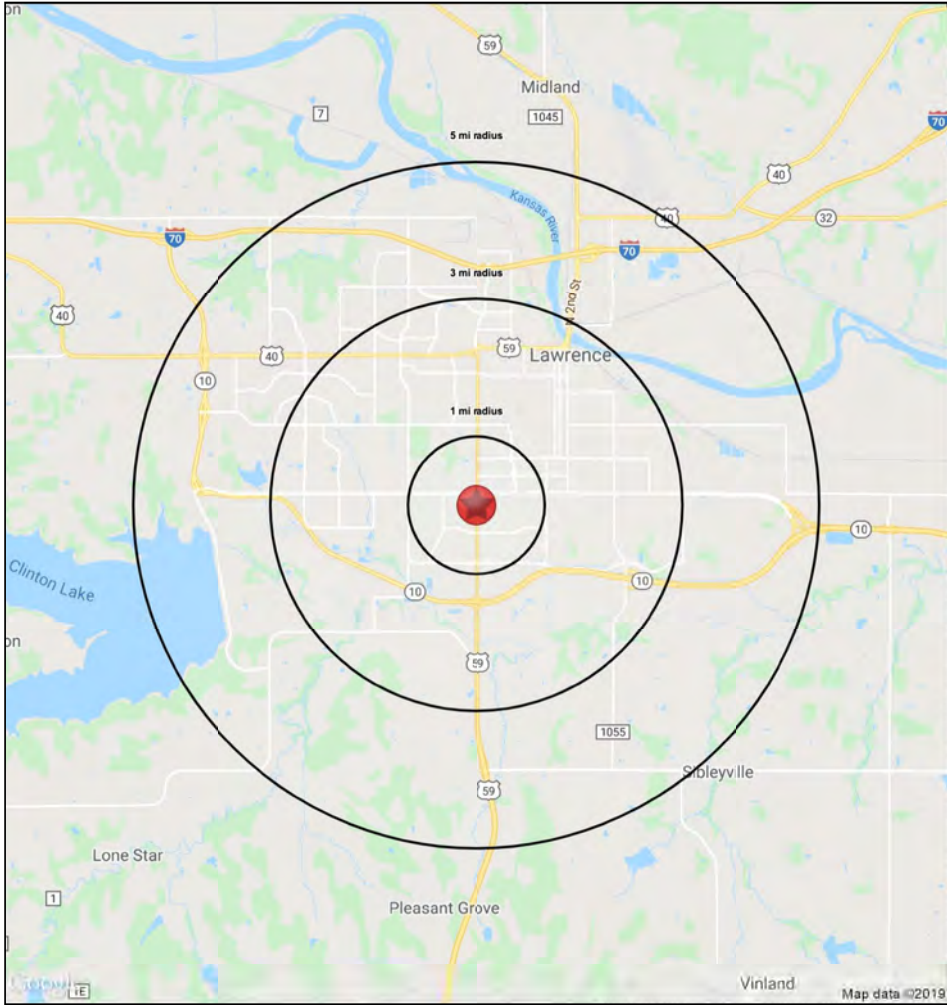


PRIME RETAIL SPACE FOR LEASE

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1-3-5 MILE RADIUS RING MAP & DEMOS



W 24th St & Iowa St Lawrence, KS		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	15,488	78,325	103,319
	2026 Projected Population	15,857	82,125	110,717
	2010 Census Population	14,755	72,859	90,115
	2000 Census Population	15,410	71,845	82,475
	Projected Annual Growth 2021 to 2026	0.5%	1.0%	1.4%
	Historical Annual Growth 2000 to 2021	-	0.4%	1.2%
	2021 Median Age	27.2	29.9	31.3
HOUSEHOLDS	2021 Estimated Households	6,260	32,242	42,698
	2026 Projected Households	6,414	33,882	45,853
	2010 Census Households	5,774	28,997	35,948
	2000 Census Households	6,023	27,978	32,235
	Projected Annual Growth 2021 to 2026	0.5%	1.0%	1.5%
	Historical Annual Growth 2000 to 2021	0.2%	0.7%	1.5%
	2021 Estimated White	69.7%	77.6%	78.7%
RACE AND ETHNICITY	2021 Estimated Black or African American	6.1%	5.4%	5.6%
	2021 Estimated Asian or Pacific Islander	10.6%	6.6%	6.2%
	2021 Estimated American Indian or Native Alaskan	3.3%	2.5%	2.2%
	2021 Estimated Other Races	10.3%	7.8%	7.4%
	2021 Estimated Hispanic	10.0%	7.5%	7.3%
	2021 Estimated Average Household Income	\$49,921	\$70,090	\$78,927
INCOME	2021 Estimated Median Household Income	\$40,880	\$55,722	\$62,585
	2021 Estimated Per Capita Income	\$20,876	\$29,390	\$33,038
	2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.5%	1.4%
EDUCATION (AGE 25+)	2021 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.1%	3.1%
	2021 Estimated High School Graduate	18.2%	17.4%	17.1%
	2021 Estimated Some College	19.4%	19.3%	18.5%
	2021 Estimated Associates Degree Only	9.7%	8.7%	8.2%
	2021 Estimated Bachelors Degree Only	23.3%	27.0%	26.8%
	2021 Estimated Graduate Degree	24.5%	23.0%	24.8%
	2021 Estimated Total Businesses	491	2,725	3,327
BUSINESS	2021 Estimated Total Employees	6,339	31,323	41,005
	2021 Estimated Employee Population per Business	12.9	11.5	12.3
	2021 Estimated Residential Population per Business	31.5	28.7	31.1



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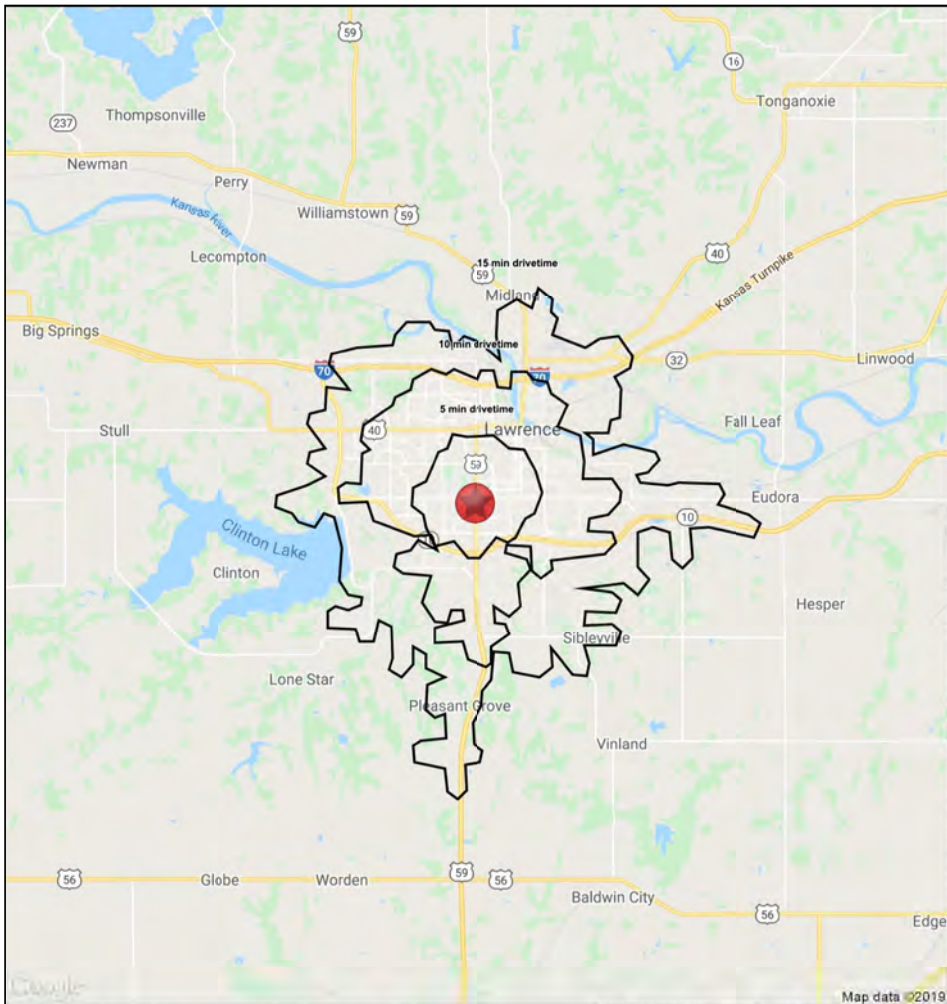


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



W 24th St & Iowa St

Lawrence, KS

		5 min drivetime	10 min drivetime	15 min drivetime
POPULATION	2021 Estimated Population	38,971	95,355	104,304
	2026 Projected Population	40,166	101,332	111,750
	2010 Census Population	36,893	86,351	91,039
	2000 Census Population	37,668	80,149	83,298
	Projected Annual Growth 2021 to 2026	0.6%	1.3%	1.4%
	Historical Annual Growth 2000 to 2021	0.2%	0.9%	1.2%
	2021 Median Age	27.0	30.9	31.5
HOUSEHOLDS	2021 Estimated Households	15,188	39,278	43,085
	2026 Projected Households	15,714	41,821	46,262
	2010 Census Households	13,846	34,439	36,301
	2000 Census Households	13,994	31,348	32,529
	Projected Annual Growth 2021 to 2026	0.7%	1.3%	1.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	0.4%	1.2%	1.5%
	2021 Estimated White	75.8%	78.4%	78.8%
	2021 Estimated Black or African American	4.9%	5.5%	5.5%
	2021 Estimated Asian or Pacific Islander	8.4%	6.3%	6.1%
	2021 Estimated American Indian or Native Alaskan	2.7%	2.3%	2.2%
	2021 Estimated Other Races	8.2%	7.6%	7.4%
	2021 Estimated Hispanic	7.8%	7.3%	7.2%
INCOME	2021 Estimated Average Household Income	\$60,209	\$76,369	\$79,100
	2021 Estimated Median Household Income	\$44,880	\$61,020	\$62,810
	2021 Estimated Per Capita Income	\$24,307	\$31,911	\$33,091
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.4%
	2021 Estimated Some High School (Grade Level 9 to 11)	3.0%	3.1%	3.1%
	2021 Estimated High School Graduate	15.7%	17.2%	17.2%
	2021 Estimated Some College	19.4%	18.7%	18.6%
	2021 Estimated Associates Degree Only	9.4%	8.4%	8.2%
	2021 Estimated Bachelors Degree Only	26.6%	26.8%	26.8%
	2021 Estimated Graduate Degree	24.1%	24.3%	24.7%
BUSINESS	2021 Estimated Total Businesses	1,018	3,158	3,338
	2021 Estimated Total Employees	13,989	37,698	41,139
	2021 Estimated Employee Population per Business	13.7	11.9	12.3
	2021 Estimated Residential Population per Business	38.3	30.2	31.2

