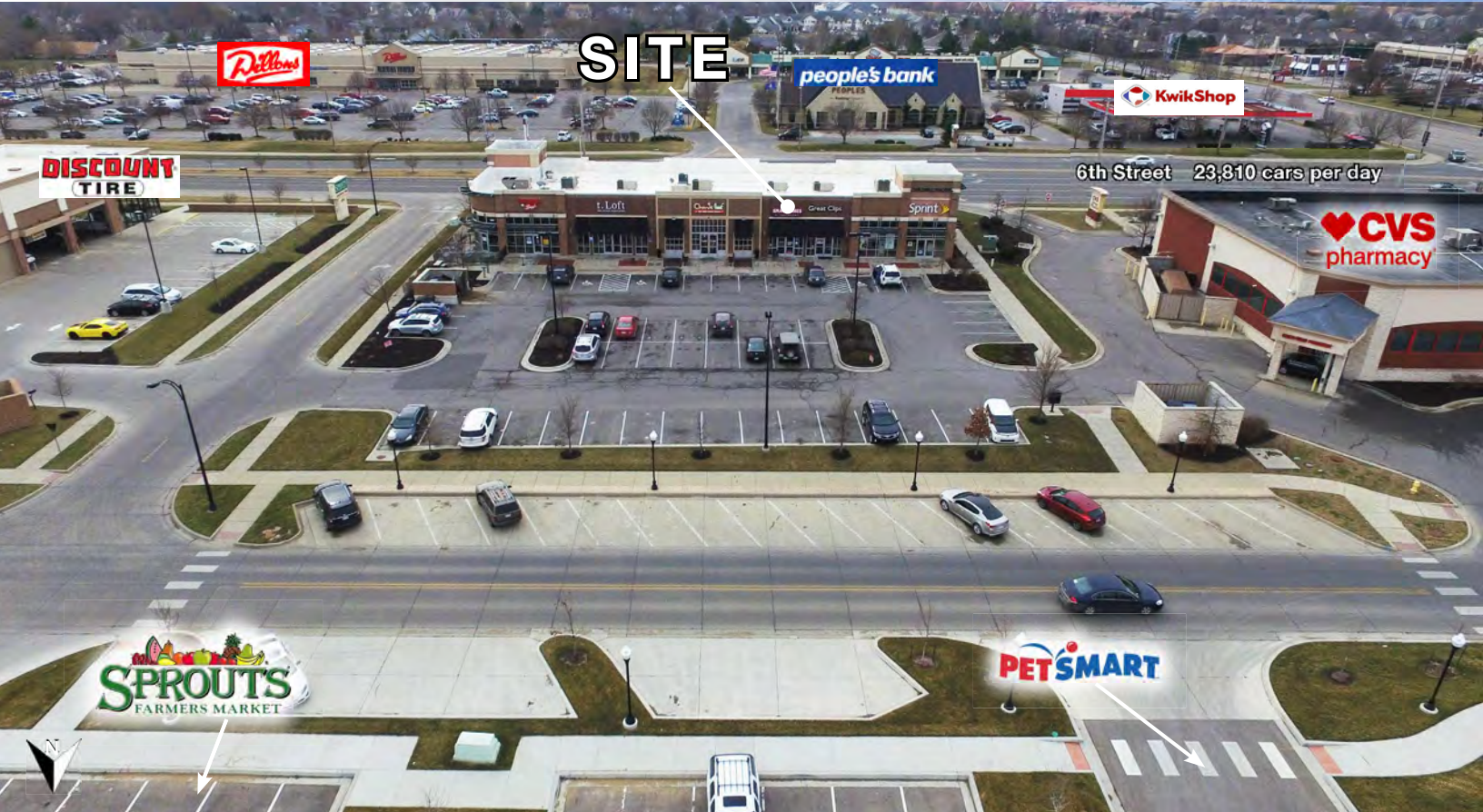




SECOND GENERATION RESTAURANT SPACE

4801 Bauer Farm Drive, Lawrence, Kansas



LEASE RATE: \$28/SF NNN | 1,845 SF RESTAURANT SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,552	54,475	91,461
Avg. Household Income	\$133,483	\$110,380	\$97,031

- 1,845 SF restaurant space with walk in and grease trap
- Highly sought after location in front of Sprouts Farmers Market and PetSmart
- Join Orange Leaf Frozen Yogurt, Great Clips, Jersey Mike's, T-Mobile, and Smallcakes in this 9,800 SF building
- Retail space located in the premier Bauer Farm shopping, dining, and entertainment shopping center
- Surrounded by Lawrence's strongest residential growth area
- Near Walmart Supercenter, CVS, Dillon's, Taco Bell, Arby's, Pizza Hut, McDonald's, the Lawrence Performing Arts Center, Tru Hotel by Hilton, and many more

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

For More Information Contact: *Exclusive Agents*
CARSON ST. CLAIR | 816.412.7306 | cstclair@blockandco.com
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com



1,845 SF SPACE PHOTOS





SECOND GENERATION RESTAURANT SPACE

4801 Bauer Farm Drive, Lawrence, Kansas

AERIAL

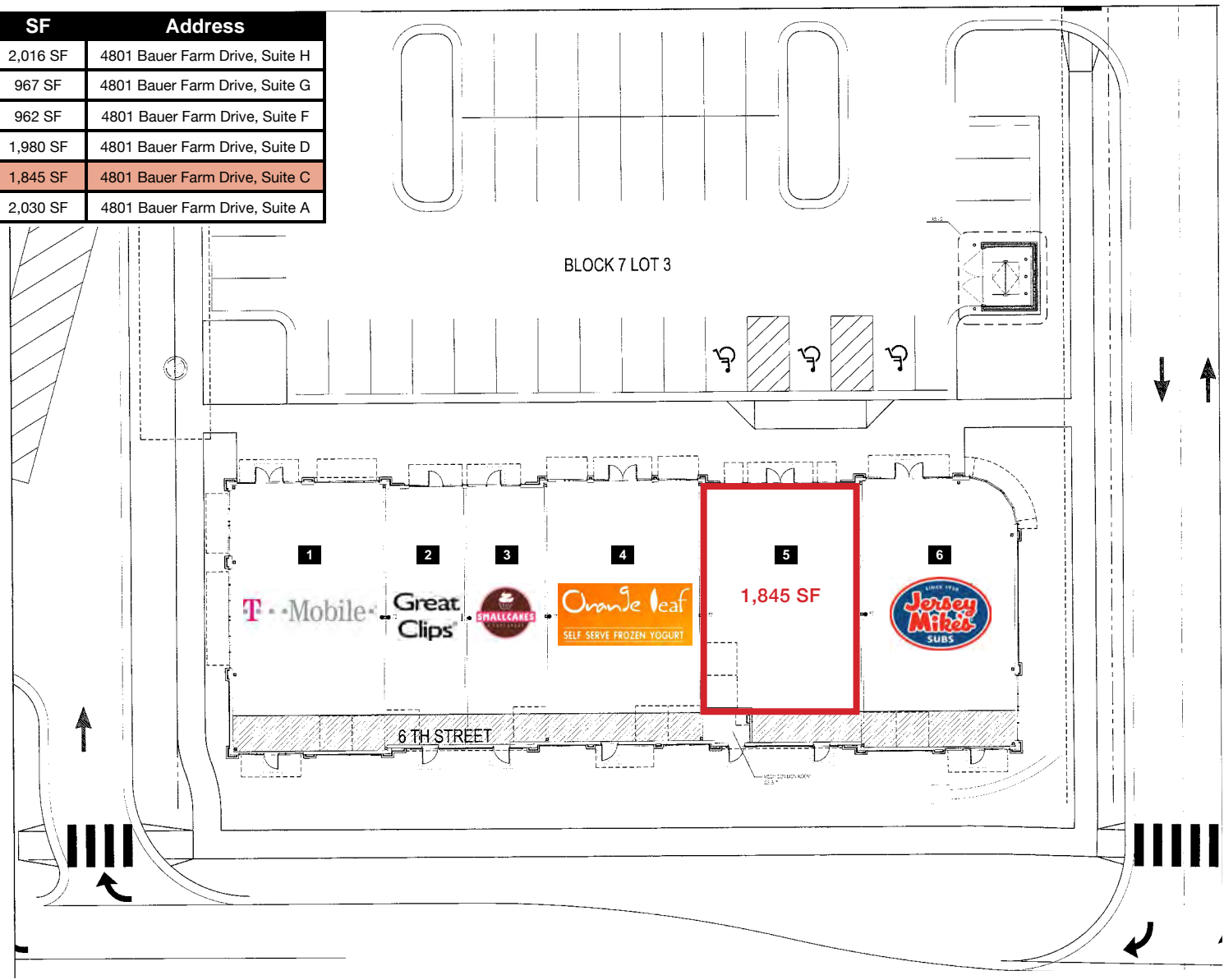




SECOND GENERATION RESTAURANT SPACE

4801 Bauer Farm Drive, Lawrence, Kansas

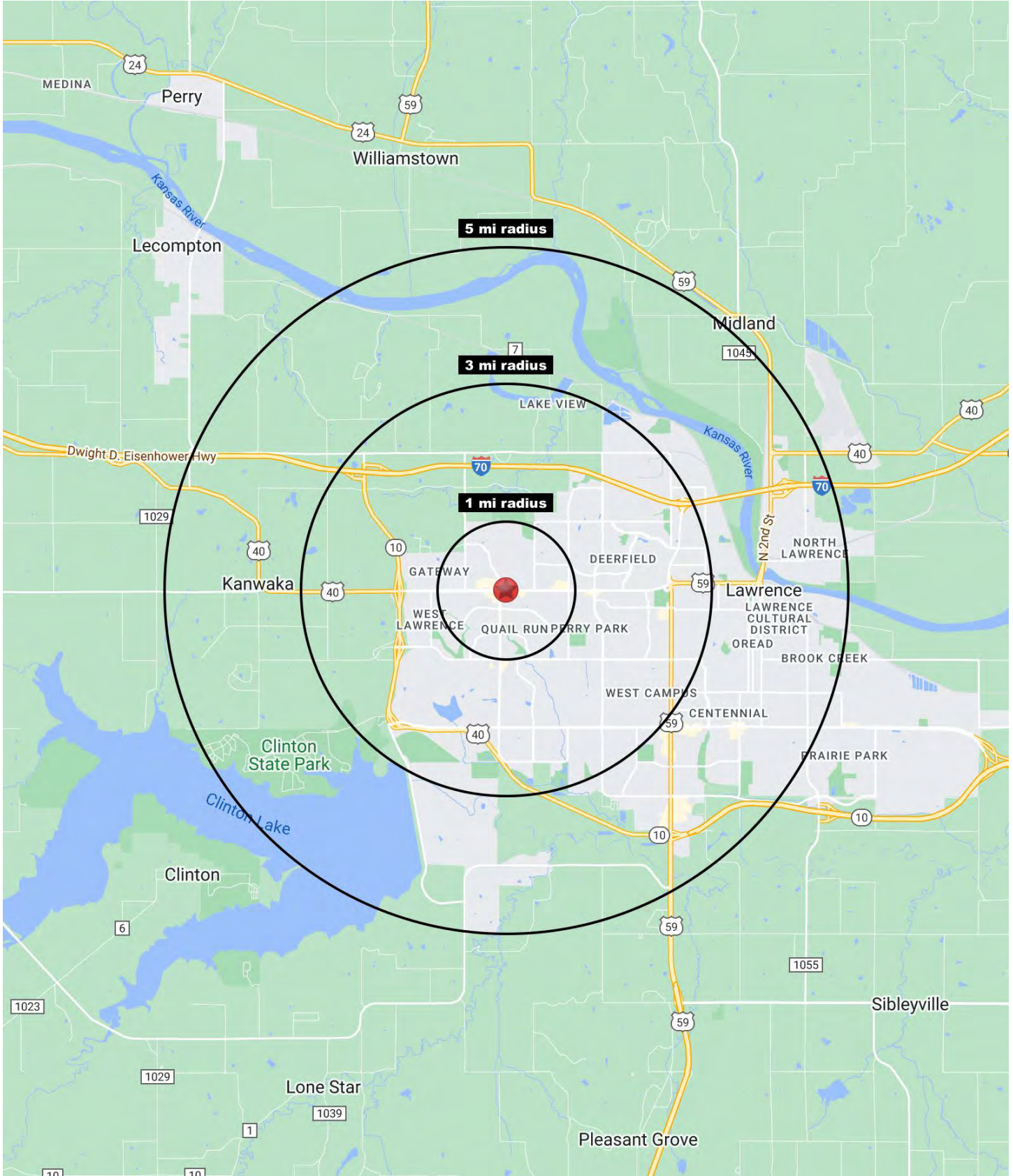
#	Name	SF	Address
1	T-Mobile	2,016 SF	4801 Bauer Farm Drive, Suite H
2	Great Clips	967 SF	4801 Bauer Farm Drive, Suite G
3	Smallcakes	962 SF	4801 Bauer Farm Drive, Suite F
4	Orange Leaf	1,980 SF	4801 Bauer Farm Drive, Suite D
5	AVAILABLE	1,845 SF	4801 Bauer Farm Drive, Suite C
6	Jersey Mike's	2,030 SF	4801 Bauer Farm Drive, Suite A





SECOND GENERATION RESTAURANT SPACE

4801 Bauer Farm Drive, Lawrence, Kansas





SECOND GENERATION RESTAURANT SPACE

4801 Bauer Farm Drive, Lawrence, Kansas

4801 Bauer Farm Drive Lawrence, KS 66049	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,552	54,475	91,461
2028 Projected Population	11,703	55,305	93,479
2020 Census Population	12,667	54,025	90,692
2010 Census Population	8,276	46,974	83,530
Projected Annual Growth 2023 to 2028	0.3%	0.3%	0.4%
Historical Annual Growth 2010 to 2023	3.0%	1.2%	0.7%
2023 Median Age	36.6	32.7	31.1
Households			
2023 Estimated Households	4,962	23,209	38,931
2028 Projected Households	5,021	23,568	39,837
2020 Census Households	5,409	22,729	38,114
2010 Census Households	3,319	18,831	33,562
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.5%
Historical Annual Growth 2010 to 2023	3.8%	1.8%	1.2%
Race and Ethnicity			
2023 Estimated White	79.4%	73.6%	72.3%
2023 Estimated Black or African American	5.0%	5.0%	5.1%
2023 Estimated Asian or Pacific Islander	6.7%	12.2%	12.8%
2023 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.3%
2023 Estimated Other Races	8.0%	8.1%	8.5%
2023 Estimated Hispanic	5.8%	6.2%	6.9%
Income			
2023 Estimated Average Household Income	\$133,483	\$110,380	\$97,031
2023 Estimated Median Household Income	\$100,396	\$80,197	\$69,170
2023 Estimated Per Capita Income	\$57,402	\$47,411	\$41,772
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.3%	0.7%	0.9%
2023 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.6%	2.7%
2023 Estimated High School Graduate	15.2%	14.7%	16.5%
2023 Estimated Some College	13.4%	15.6%	17.5%
2023 Estimated Associates Degree Only	4.5%	5.2%	6.0%
2023 Estimated Bachelors Degree Only	28.3%	30.3%	29.4%
2023 Estimated Graduate Degree	36.5%	30.9%	27.1%
Business			
2023 Estimated Total Businesses	448	1,311	3,059
2023 Estimated Total Employees	3,897	11,189	32,071
2023 Estimated Employee Population per Business	8.7	8.5	10.5
2023 Estimated Residential Population per Business	25.8	41.6	29.9

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