



Mass. St. Bar/Restaurant Opportunity

1105 Massachusetts Street, Lawrence, Kansas



SITE

Massachusetts Street 9,776 cars per day

Sale Price: \$1,450,000 | Lease Rate \$8,000/Month NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	16,297	69,071	98,547
Avg. Household Income	\$78,508	\$90,551	\$101,001

- First time available in 20+ years
- 5,400 SF building
- One mile from KU campus
- Prime Massachusetts Street opportunity
- Restaurant/Bar buildout
- New roof in 2026



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

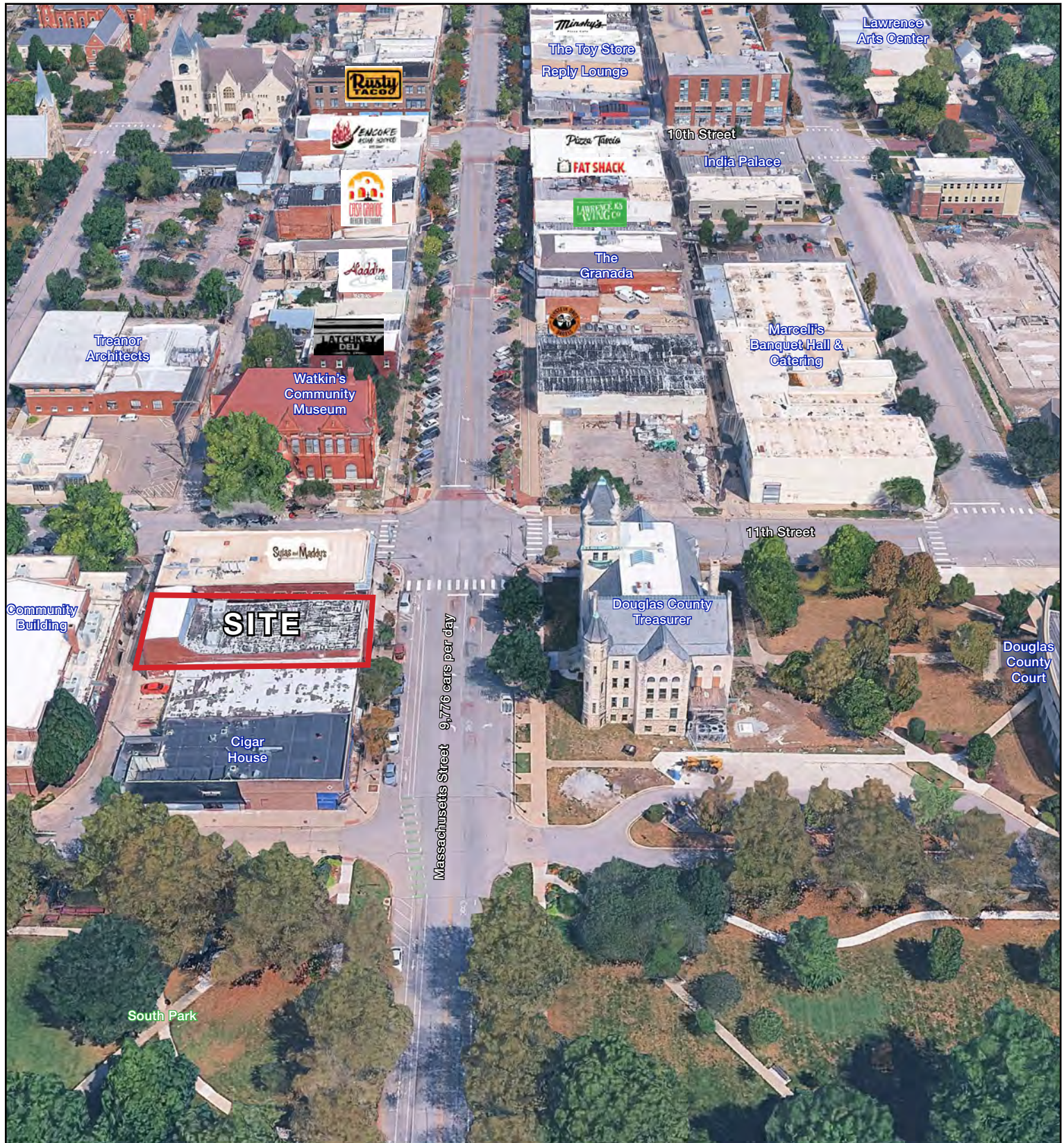
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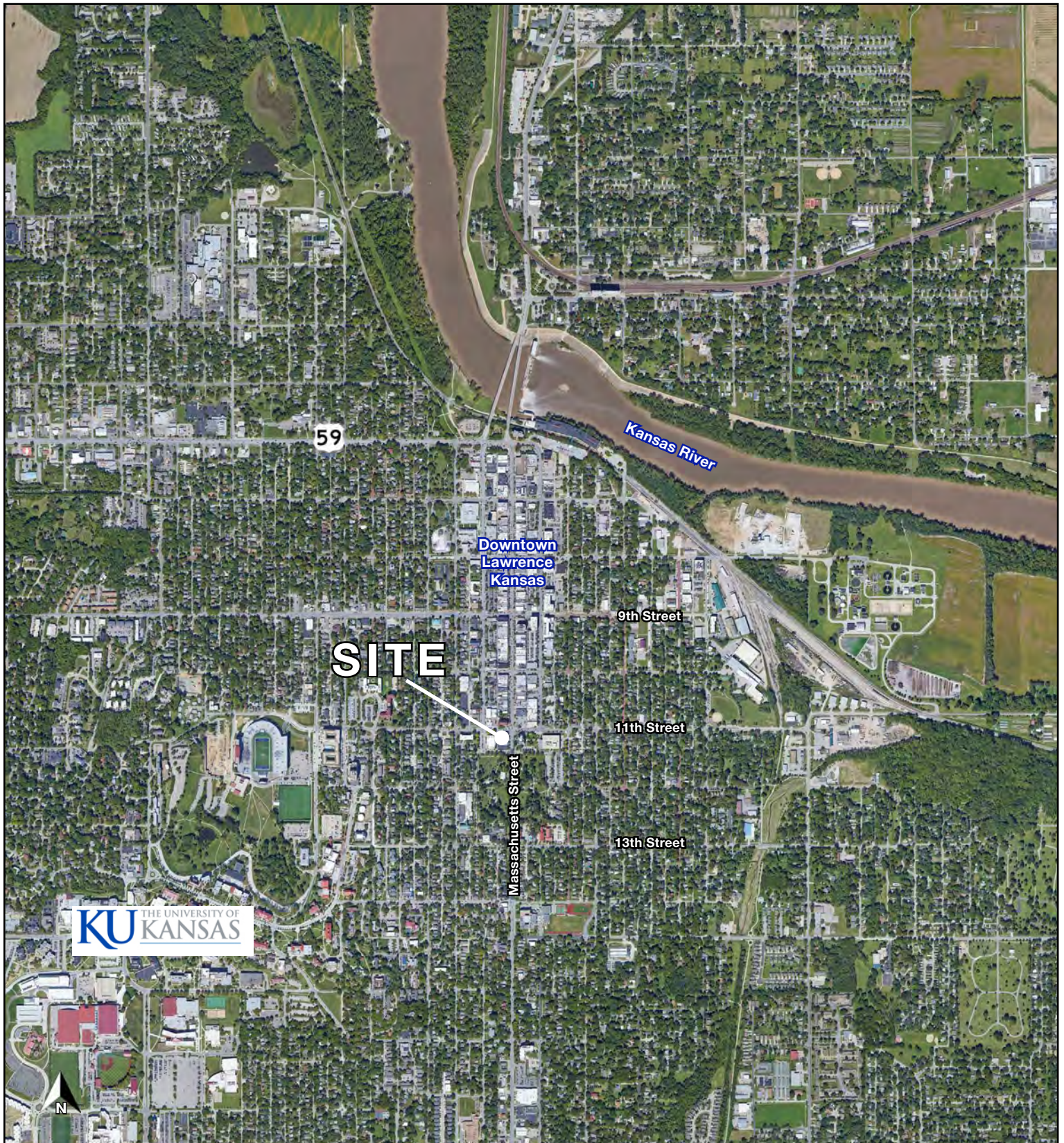
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AERIAL

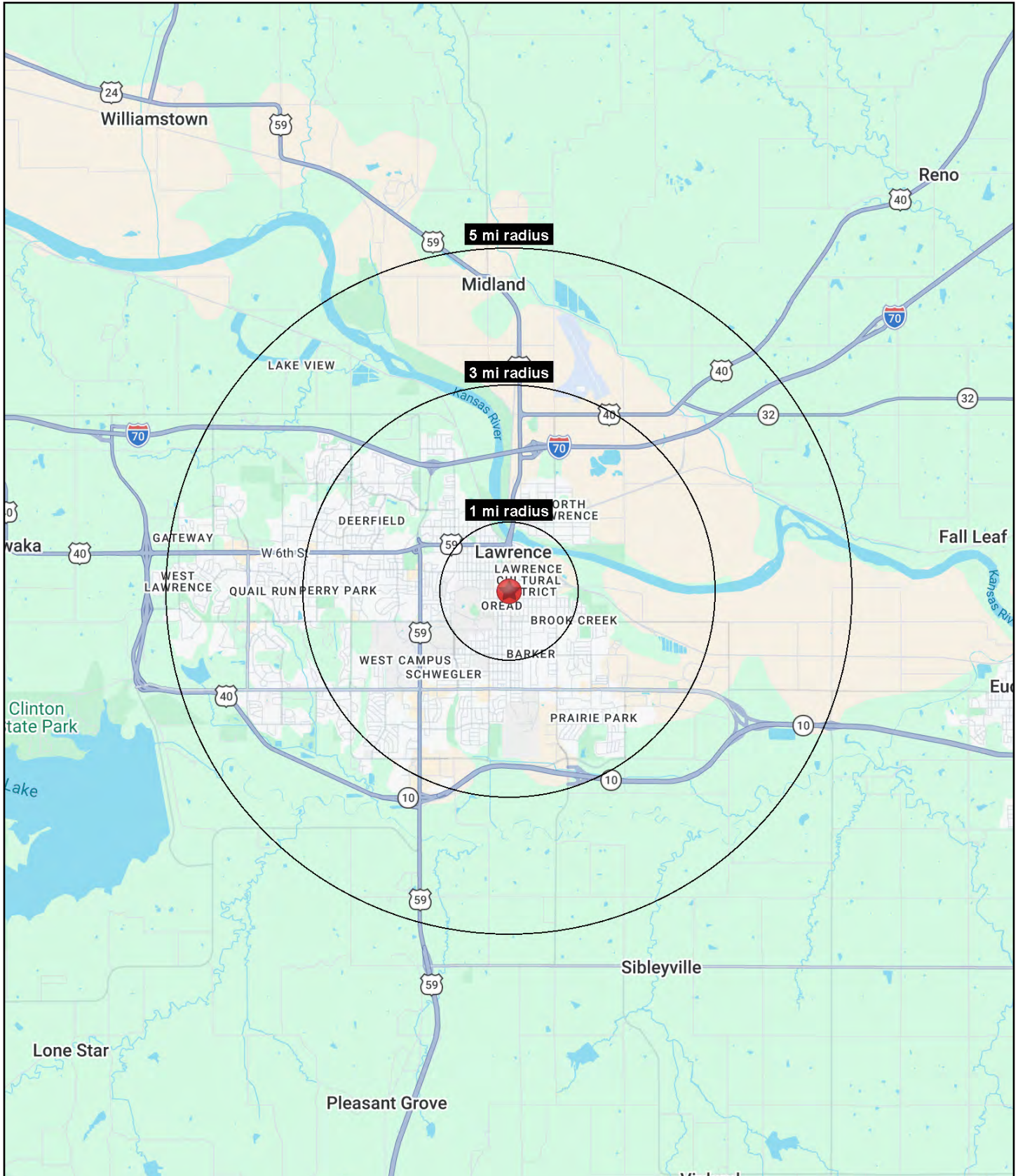


AERIAL



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1105 Massachusetts Street Lawrence, KS 66044	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	16,297	69,071	98,547
2031 Projected Population	15,986	67,947	97,054
2020 Census Population	15,969	66,649	95,654
2010 Census Population	15,404	66,783	88,929
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2026	0.4%	0.2%	0.7%
2026 Median Age	27.5	30.6	32.2
Households			
2026 Estimated Households	6,753	29,171	42,528
2031 Projected Households	6,903	29,915	43,716
2020 Census Households	6,521	27,740	39,950
2010 Census Households	6,014	26,589	35,490
Projected Annual Growth 2026 to 2031	0.4%	0.5%	0.6%
Historical Annual Growth 2010 to 2026	0.8%	0.6%	1.2%
Race and Ethnicity			
2026 Estimated White	79.9%	75.4%	76.2%
2026 Estimated Black or African American	4.0%	5.9%	5.5%
2026 Estimated Asian or Pacific Islander	5.0%	6.1%	6.5%
2026 Estimated American Indian or Native Alaskan	1.2%	2.1%	1.8%
2026 Estimated Other Races	9.8%	10.7%	10.0%
2026 Estimated Hispanic	7.7%	8.2%	7.8%
Income			
2026 Estimated Average Household Income	\$78,508	\$90,551	\$101,001
2026 Estimated Median Household Income	\$60,926	\$68,801	\$77,215
2026 Estimated Per Capita Income	\$33,777	\$38,947	\$44,104
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.5%	1.4%
2026 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.8%	3.1%
2026 Estimated High School Graduate	16.7%	18.9%	16.9%
2026 Estimated Some College	17.3%	19.0%	18.3%
2026 Estimated Associates Degree Only	4.1%	5.0%	5.2%
2026 Estimated Bachelors Degree Only	32.2%	28.3%	28.7%
2026 Estimated Graduate Degree	25.2%	23.6%	26.4%
Business			
2026 Estimated Total Businesses	783	2,459	3,255
2026 Estimated Total Employees	6,688	28,570	36,388
2026 Estimated Employee Population per Business	8.5	11.6	11.2
2026 Estimated Residential Population per Business	20.8	28.1	30.3

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