



LAWRENCE, KS RETAIL SPACE

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



23,200 SF & 2,550 SF SPACES RETAIL SPACES

DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Est. Population	13,039	75,519	100,328
Avg. HH Income	\$64,812	\$83,129	\$94,488

Drive Time	5 min	10 min	15 Min
Est. Population	37,225	90,795	101,726
Avg. HH Income	\$68,795	\$90,861	\$94,785

- 23,200 SF End Cap Anchor Space - FOR SALE OR LEASE
- 2,550 SF In-Line Space - FOR LEASE
- 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
- 24,900 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!



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents





LAWRENCE, KS RETAIL SPACE

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23,200 SF &
2,550 SF
RETAIL SPACES

AERIAL



PYLON SIGN

Center Can Be Renamed After New Anchor



PHOTOS

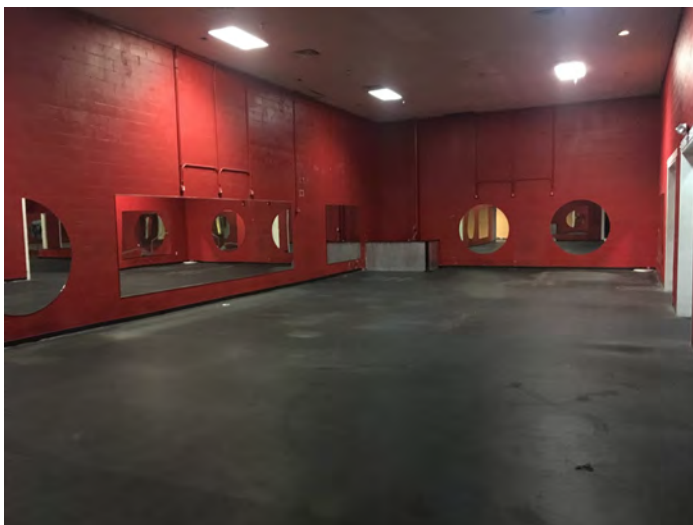
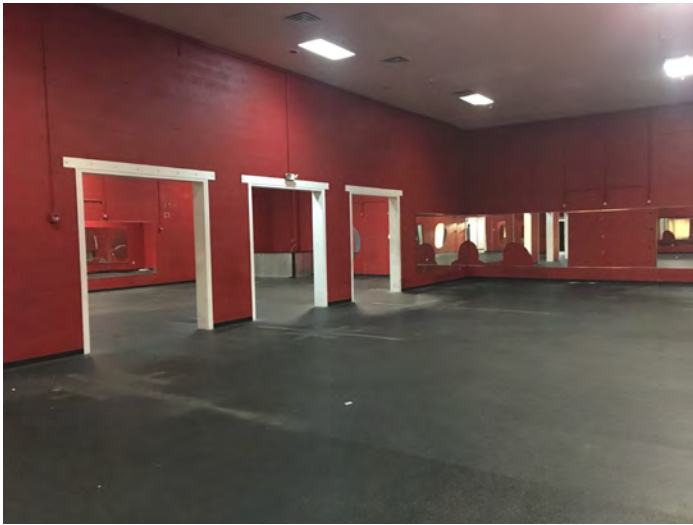




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23,200 SF SPACE PHOTOS





LAWRENCE, KS RETAIL SPACE

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2,550 SF SPACE PHOTOS





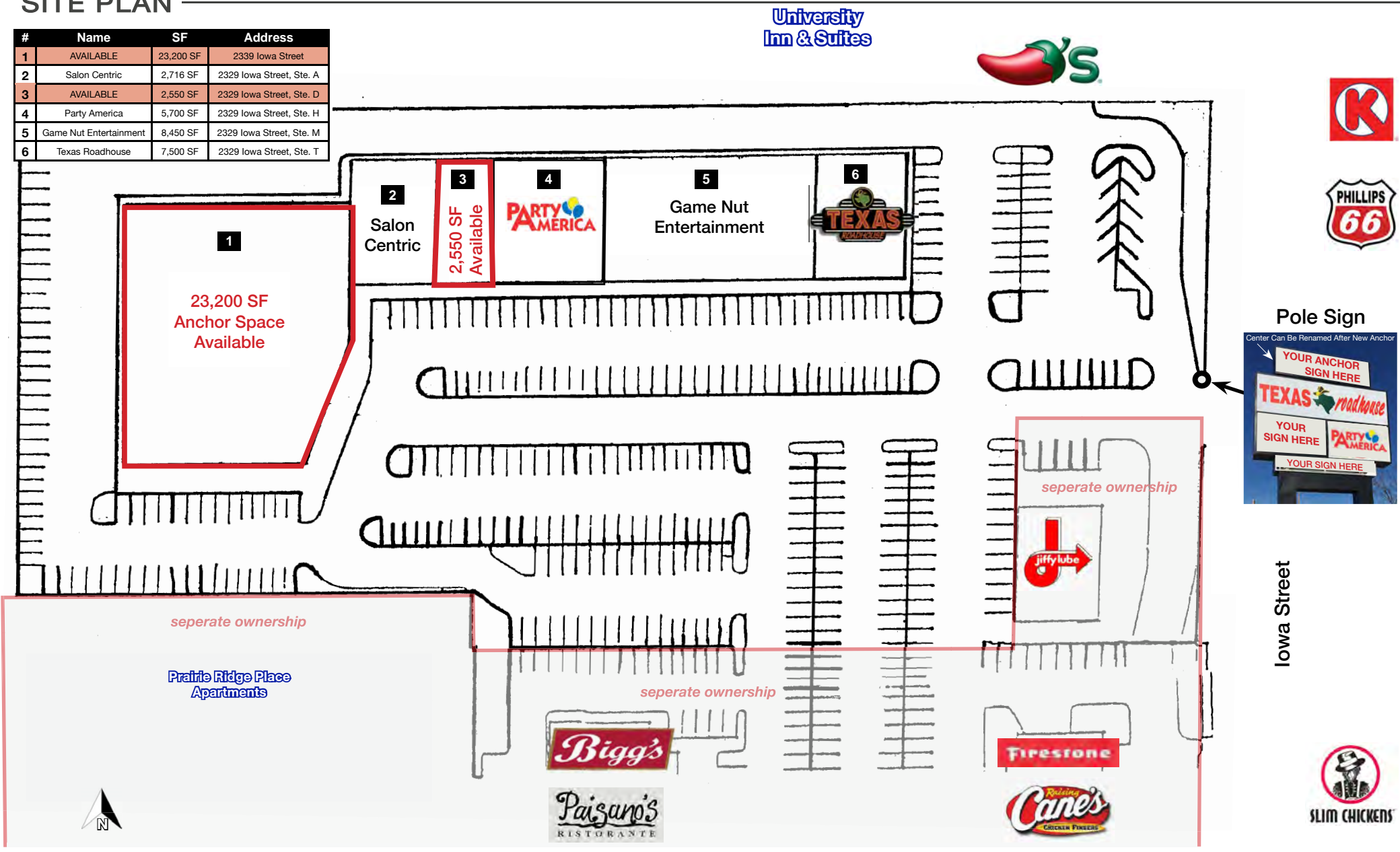
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SITE PLAN

#	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



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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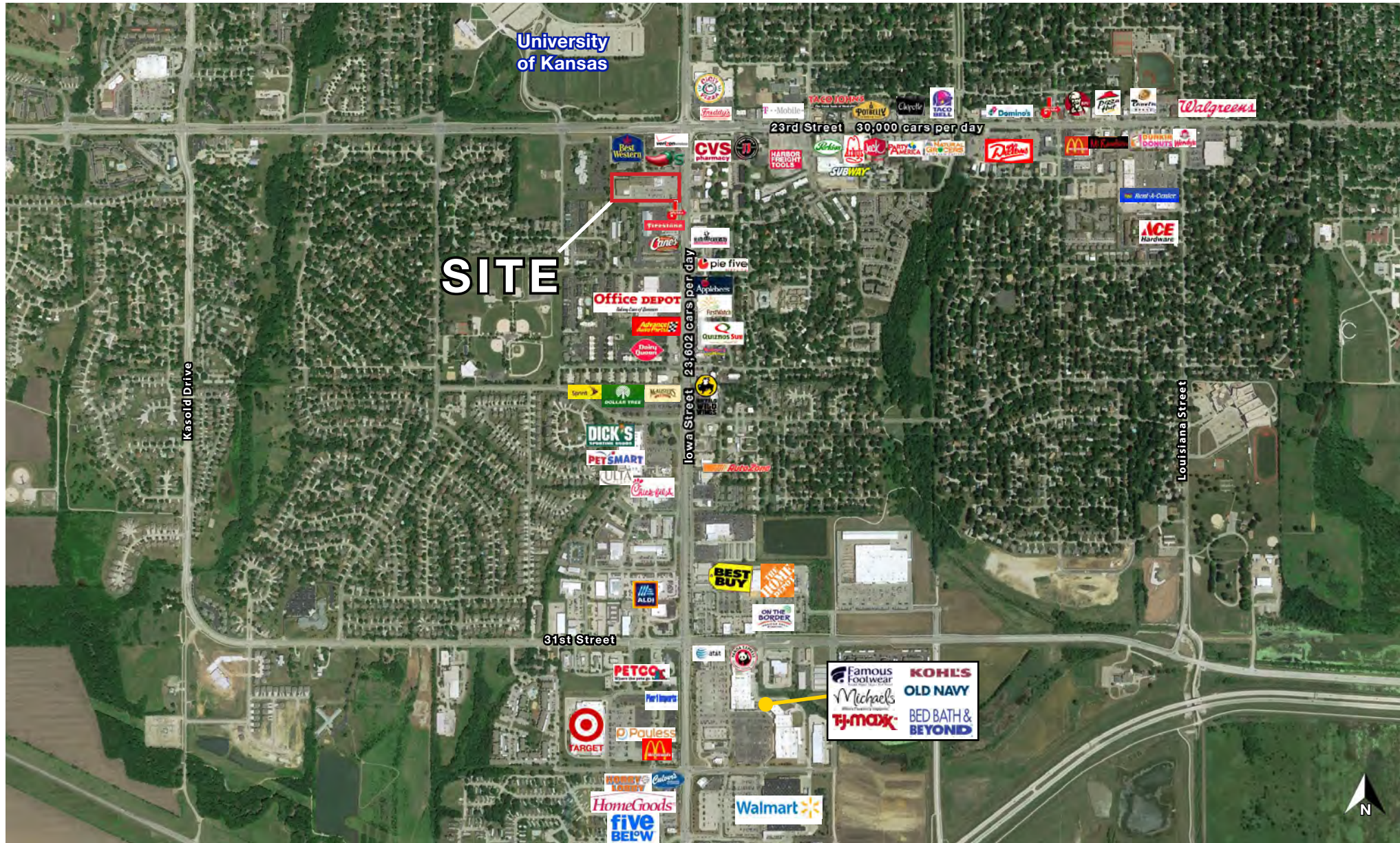


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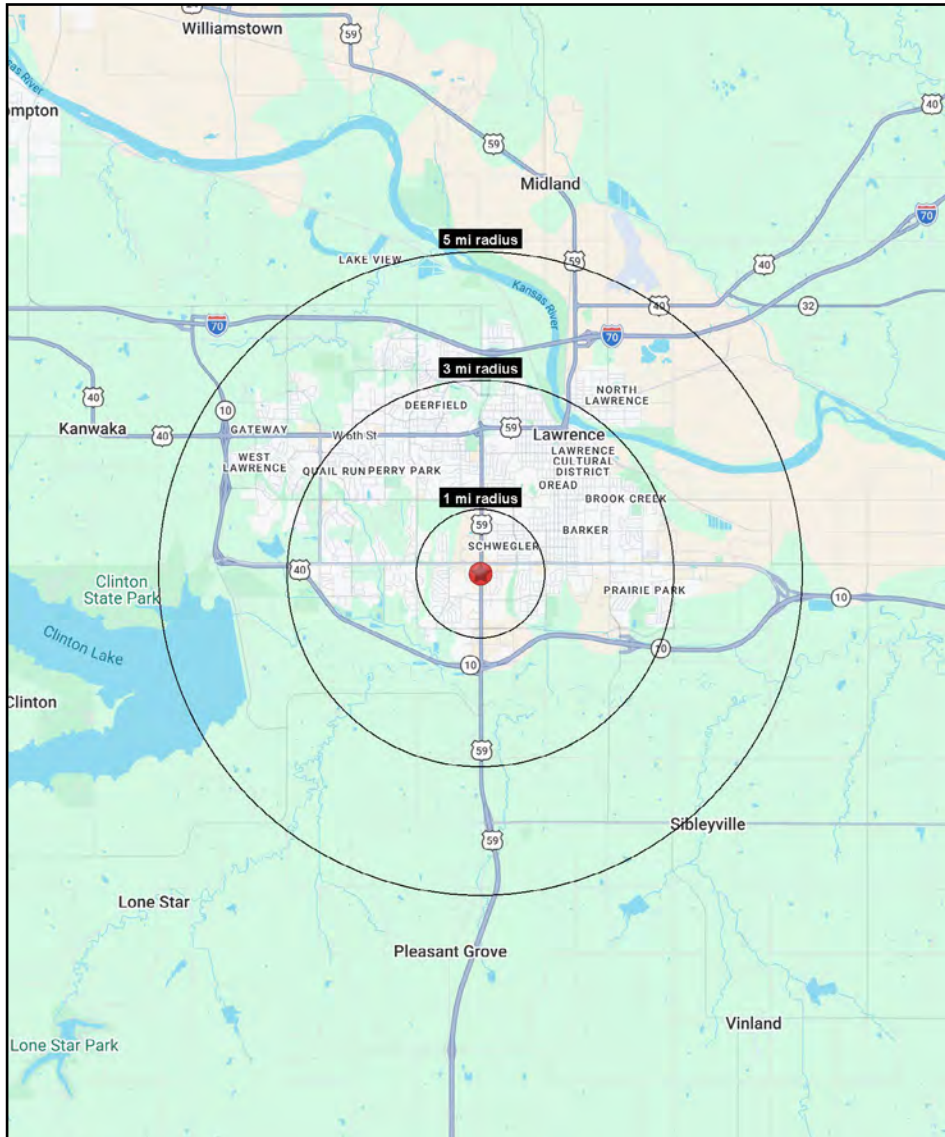


LAWRENCE, KS RETAIL SPACE

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**23,200 SF &
2,550 SF
RETAIL SPACES**

1-3-5 MILE RADIUS RING MAP & DEMOS



24th Street & Iowa Street Lawrence, KS 66046	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,039	75,519	100,328
2030 Projected Population	12,850	73,617	98,175
2020 Census Population	12,601	72,550	97,168
2010 Census Population	13,429	72,299	90,151
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	-0.2%	0.3%	0.8%
2025 Median Age	28.4	30.5	32.2
Households			
2025 Estimated Households	5,755	31,726	42,791
2030 Projected Households	5,993	32,620	44,213
2020 Census Households	5,480	30,187	40,540
2010 Census Households	5,584	28,772	35,964
Projected Annual Growth 2025 to 2030	0.8%	0.6%	0.7%
Historical Annual Growth 2010 to 2025	0.2%	0.7%	1.3%
Race and Ethnicity			
2025 Estimated White	70.8%	75.3%	76.4%
2025 Estimated Black or African American	7.4%	5.7%	5.5%
2025 Estimated Asian or Pacific Islander	7.7%	6.6%	6.5%
2025 Estimated American Indian or Native Alaskan	2.5%	2.0%	1.7%
2025 Estimated Other Races	11.7%	10.4%	9.9%
2025 Estimated Hispanic	10.2%	8.1%	7.8%
Income			
2025 Estimated Average Household Income	\$64,812	\$83,129	\$94,488
2025 Estimated Median Household Income	\$49,163	\$66,298	\$74,774
2025 Estimated Per Capita Income	\$29,179	\$35,581	\$40,811
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.7%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	3.0%	2.8%
2025 Estimated High School Graduate	23.9%	18.4%	17.5%
2025 Estimated Some College	21.2%	18.3%	18.0%
2025 Estimated Associates Degree Only	5.6%	5.7%	5.6%
2025 Estimated Bachelors Degree Only	23.1%	29.3%	29.7%
2025 Estimated Graduate Degree	21.5%	23.6%	24.8%
Business			
2025 Estimated Total Businesses	443	2,671	3,310
2025 Estimated Total Employees	4,548	26,021	35,344
2025 Estimated Employee Population per Business	10.3	9.7	10.7
2025 Estimated Residential Population per Business	29.4	28.3	30.3

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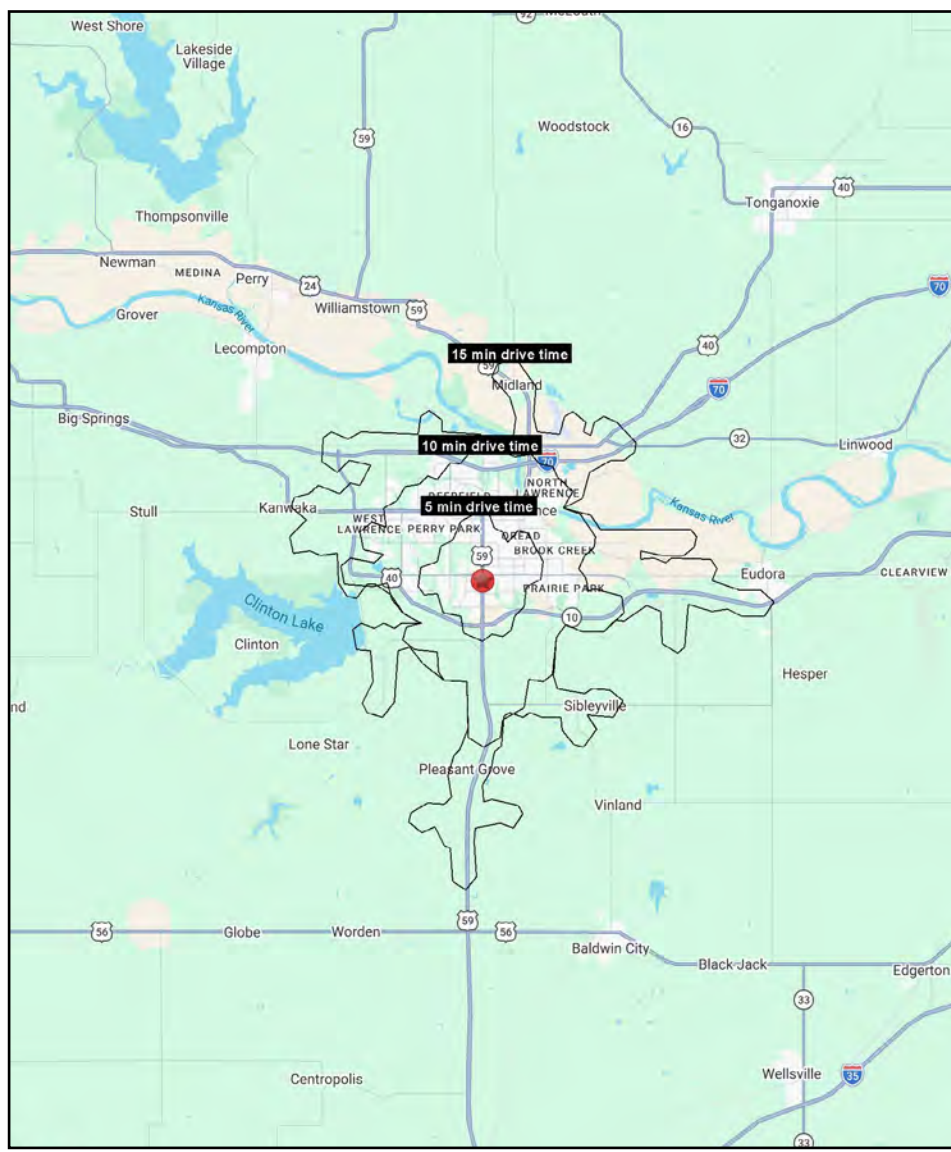


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



24th Street & Iowa Street Lawrence, KS 66046	5 min drive time	10 min drive time	15 min drive time
Population			
2025 Estimated Population	37,225	90,795	101,726
2030 Projected Population	36,514	88,606	99,537
2020 Census Population	35,676	87,538	98,584
2010 Census Population	35,746	85,044	91,462
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.7%
2025 Median Age	26.4	31.8	32.3
Households			
2025 Estimated Households	14,889	38,320	43,297
2030 Projected Households	15,405	39,465	44,733
2020 Census Households	14,170	36,476	41,065
2010 Census Households	13,380	33,933	36,449
Projected Annual Growth 2025 to 2030	0.7%	0.6%	0.7%
Historical Annual Growth 2010 to 2025	0.8%	0.9%	1.3%
Race and Ethnicity			
2025 Estimated White	72.2%	76.1%	76.5%
2025 Estimated Black or African American	6.1%	5.5%	5.4%
2025 Estimated Asian or Pacific Islander	7.9%	6.4%	6.4%
2025 Estimated American Indian or Native Alaskan	2.5%	1.8%	1.7%
2025 Estimated Other Races	11.3%	10.1%	9.9%
2025 Estimated Hispanic	8.6%	7.9%	7.7%
Income			
2025 Estimated Average Household Income	\$68,795	\$90,861	\$94,785
2025 Estimated Median Household Income	\$52,124	\$72,177	\$75,231
2025 Estimated Per Capita Income	\$28,557	\$38,905	\$40,850
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.7%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.9%	2.8%
2025 Estimated High School Graduate	19.4%	17.9%	17.7%
2025 Estimated Some College	20.6%	18.2%	18.0%
2025 Estimated Associates Degree Only	5.5%	5.7%	5.6%
2025 Estimated Bachelors Degree Only	27.3%	29.6%	29.6%
2025 Estimated Graduate Degree	22.7%	24.1%	24.6%
Business			
2025 Estimated Total Businesses	980	3,101	3,322
2025 Estimated Total Employees	10,086	32,030	35,487
2025 Estimated Employee Population per Business	10.3	10.3	10.7
2025 Estimated Residential Population per Business	38.0	29.3	30.6

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23,200 SF Anchor Space

2,550 SF Space

PARTY AMERICA

Game Nut Entertainment