



New Pricing!

## Freestanding Bank with Drive-Thru



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## 3500 Clinton Parkway Lawrence, KS 66047

### For Sale or Lease

This well-maintained freestanding property with drive-thru is a grocery-anchored pad site with signaled interchanges off both Kasold Drive and Clinton Parkway. It is ideal for a financial institution, professional services or retail with opportunity to subdivide for multiple tenants. Monument signage visible from Clinton Parkway and Kasold Drive with approximately 24,000 cars per day.



Total  
Population

1 mile: 10,370  
3 mile: 73,506  
5 mile: 98,696



Daytime  
Population

1 mile: 7,195  
3 mile: 70,131  
5 mile: 98,469



Average  
Household Income

1 mile: \$76,605  
3 mile: \$85,741  
5 mile: \$88,272

Accelerating success.

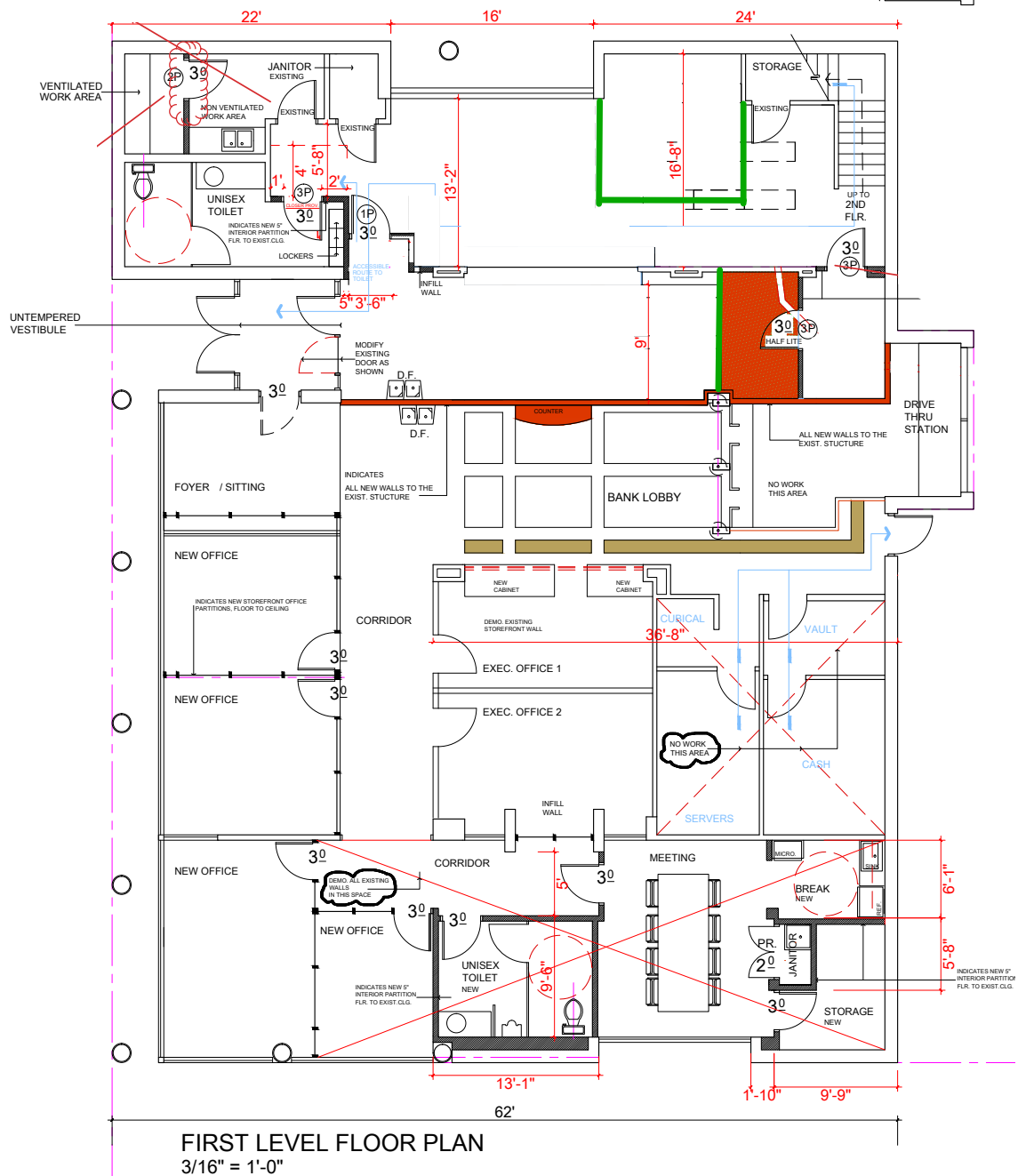
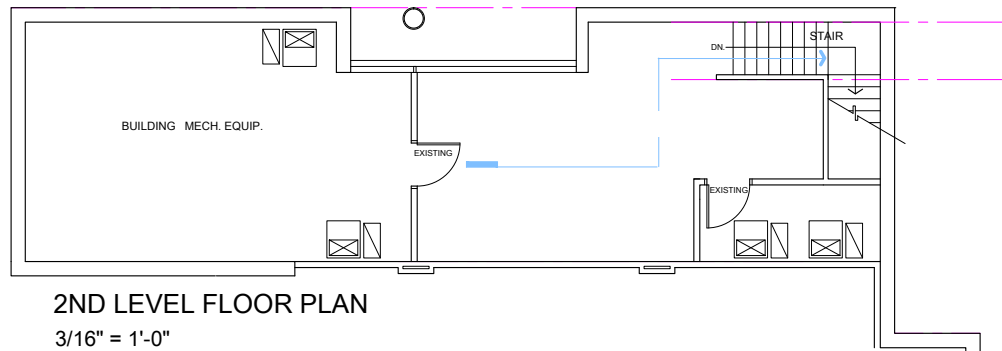
# For Sale or Lease

## Property Highlights

Site area:	30,822 SF
Traffic count:	24,000+
Zoning:	PD
Square footage:	Up to 5,576 SF
Year built:	2000
<b>New sale price:</b>	<b>\$1,495,000</b>
<b>New lease price:</b>	<b>\$22/SF, NNN (est. \$9.77/SF)</b>
<b>Total monthly rate:</b>	<b>\$14,762.46</b>
Tenant responsible for janitorial and ground maintenance	

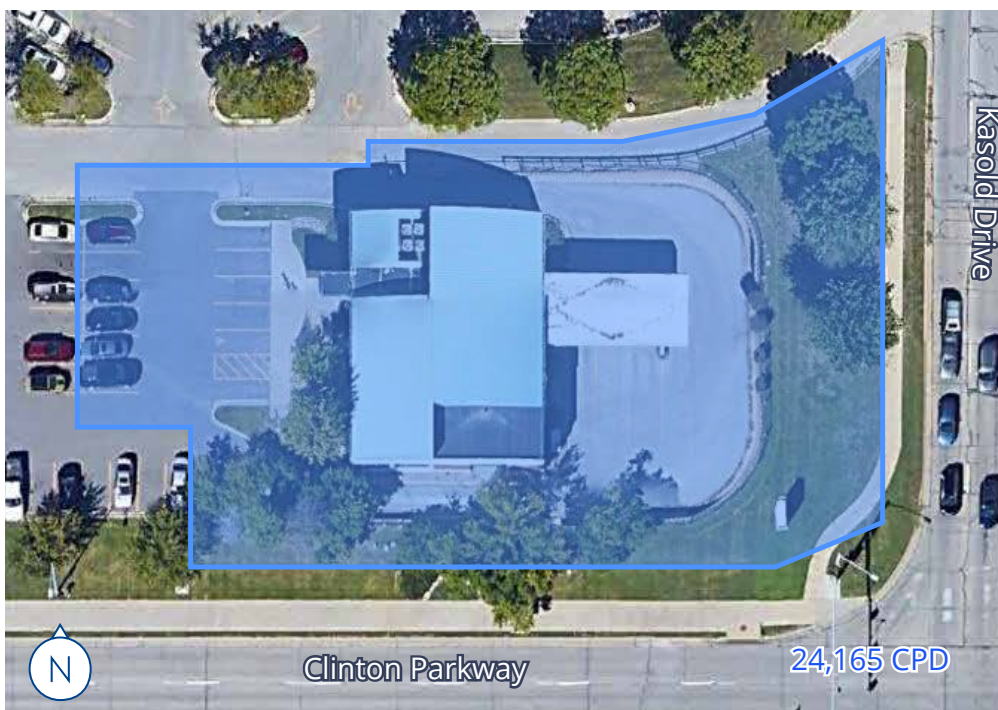
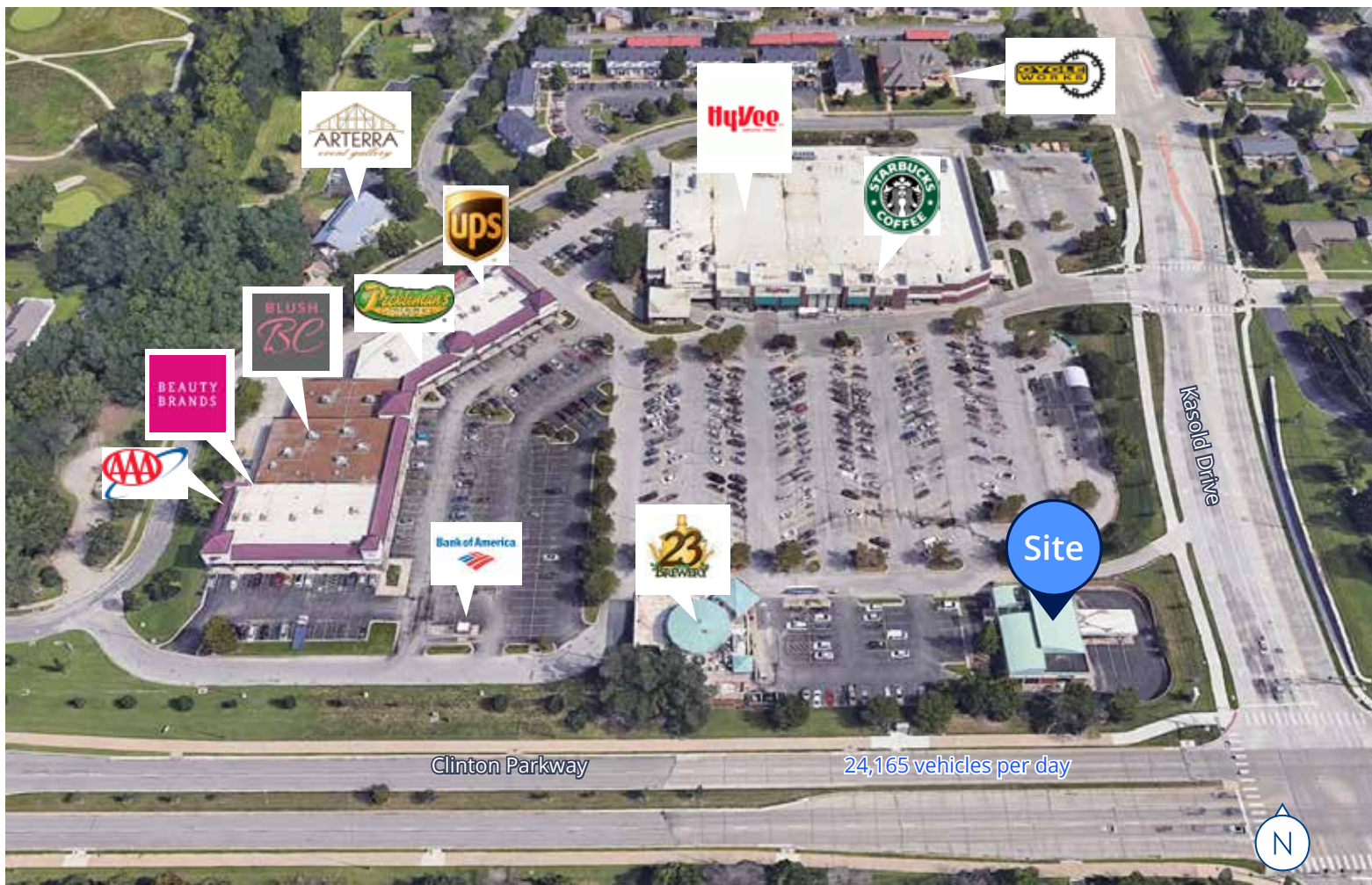


# Floor Plan



\*For illustration purposes only.





## Contact:

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