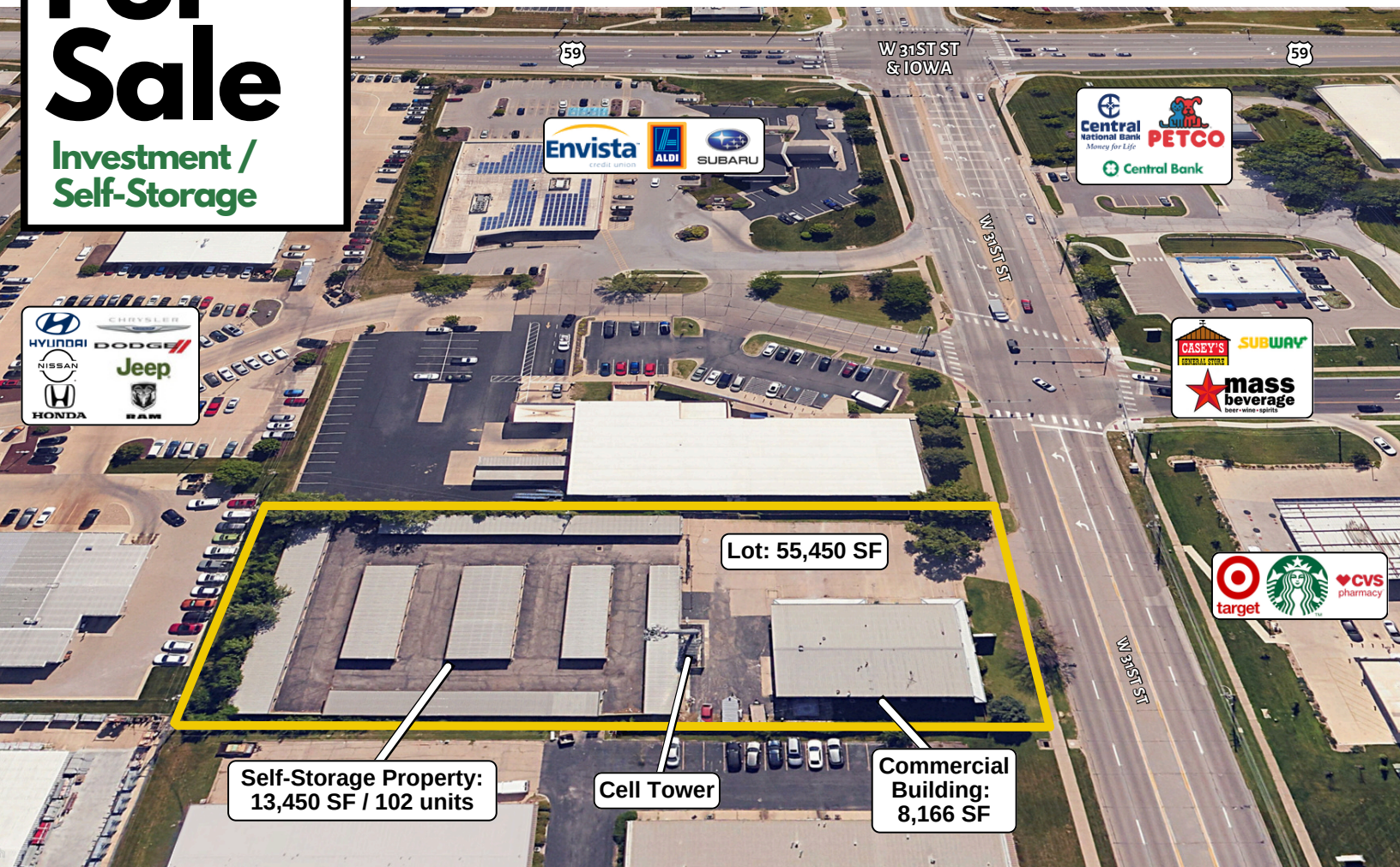


# For Sale

## Investment / Self-Storage



2300 W. 31ST STREET  
LAWRENCE, KS 66047



Lot: 55,450 SF

Self-Storage Property:  
13,450 SF / 102 units

Cell Tower

Commercial Building:  
8,166 SF

Located just West of 31st and Iowa on the South end of Lawrence, Plaza Storage of Lawrence is available For Sale. This self-storage and commercial property includes six commercial Tenants, a cell phone tower lease, and a self-storage property with 102 units. Financials are available upon request.

# SALE PRICE: \$2,650,000

## PROPERTY DETAILS

- Built in: 1996
- Cap Rate: 6.3%
- Lot Size: 55,450 SF
- Zoning: CS
- Commercial Building Size: 8,166 SF
- Self-Storage Property Size: 13,450 SF



[kirsten@foundationscommercial.com](mailto:kirsten@foundationscommercial.com)

[www.foundationscommercial.com](http://www.foundationscommercial.com)

**Kirsten Flory** 785-766-6568

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Self-Storage



2300 W. 31ST STREET  
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**SALE PRICE: \$2,650,000**



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# For Sale

Investment /  
Self-Storage



2300 W. 31ST STREET  
LAWRENCE, KS 66047

**SALE PRICE: \$2,650,000**

**CAP RATE: 6.3%**



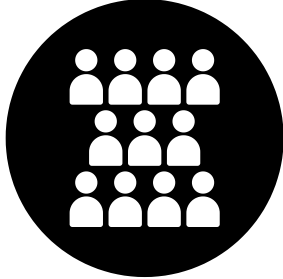
## General Household & Income Characteristics

<u>CATEGORY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Median HH Income	\$54,988	\$65,354	\$68,052
Median Value Owner Occupied	\$2,665	\$17,228	\$19,805
Household YoY Growth %	0.19%	0.22%	0.23%
HH 5yr Project Growth %	4.45%	4.46%	4.46%



## Local Economy & Employment

<u>CATEGORY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Retail Sales	\$123,123	\$2,112,838	\$2,232,266
Total Consumer Expenditures	\$526,147	\$2,646,730	\$2,917,321
Total Employees	1,949	32,313	34,281
Total Establishments	222	2,265	2,407



**General  
Population**

<u>CATEGORY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Male	11,476	47,422	51,751
Female	10,650	47,891	52,188
Urban	100.00%	95.14%	92.92%
Rural	0.00%	4.86%	7.08%
Median Age	27	31	33
Pop Growth (current/prev yr)	1.23%	1.59%	1.63%
Pop Forecast (5 yr/current yr)	0.24%	0.23%	0.23%



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