

For Sale or Lease

Retail



2221 W. 31ST STREET
LAWRENCE, KS, 66047



This modern standalone bank building is available for sale or lease in a prime, high-traffic location just west of 31st and Iowa Streets. Situated next to Target, Casey's, Sonic, and a variety of other retail destinations, the property features three drive-thru lanes, an ATM lane, and updated interior finishes throughout. Whether you are looking to expand your business footprint or establish a new presence in a thriving retail corridor, this property offers an exceptional opportunity.

PROPERTY DETAILS

- Built in: 2006
- Lot size: 36,680 SF
- Building size: 2,132 SF
- Sale Price: \$799,000
- Lease Rate: \$25 PSF, NNN
- Ground Lease Available
- Zoning: PCD



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Ryan Rains  **606-344-2658**

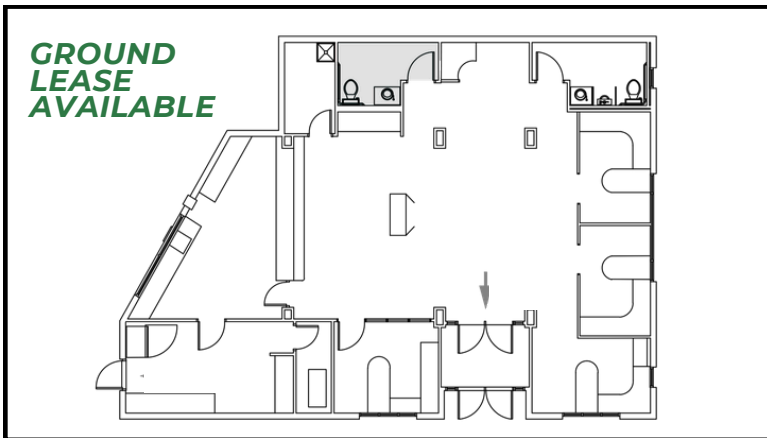
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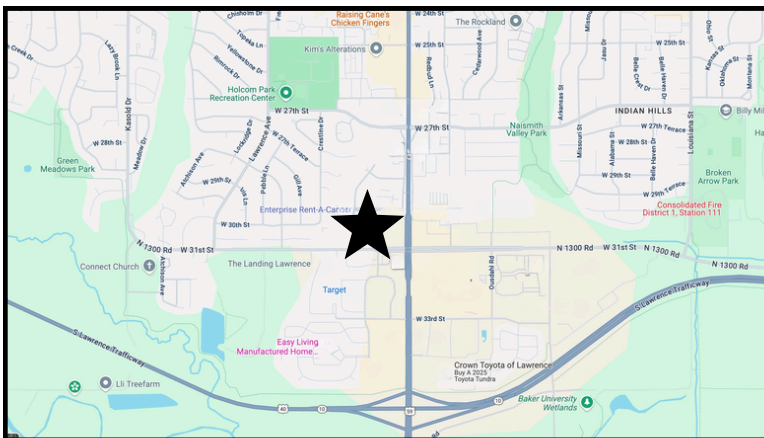


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AREA DEMOGRAPHICS

CATEGORY	3 miles	5 miles	10 miles	CATEGORY	3 miles	5 miles	10 miles
2020 Population	56,814	97,572	110,533	Median Age	38.3	31	31.9
2024 Population	57,959	99,840	112,824	Average Household Income	\$65,809	\$76,838	\$79,770
2029 Population Projection	59,108	101,896	115,099	Median Home Value	\$213,355	\$241,602	\$245,884
Annual Growth 2024-2029	0.5%	0.6%	0.5%	Consumer Spending	\$619.6M	\$1.2B	\$1.4B



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