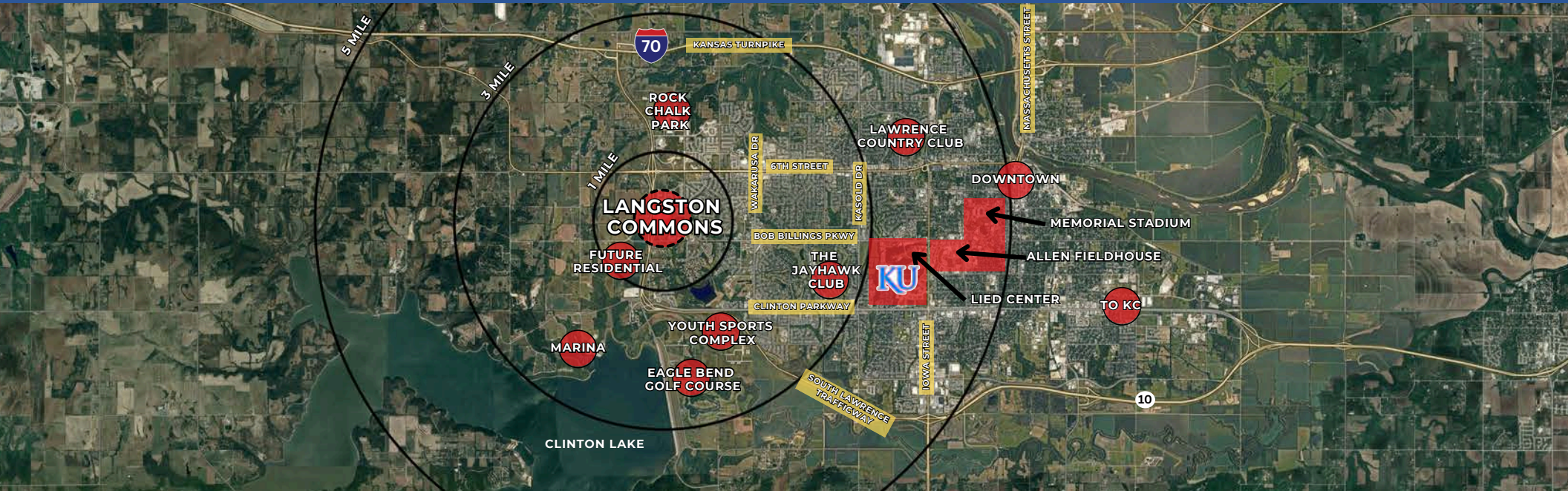


LANGSTON COMMONS

K-10 HIGHWAY AND BOB BILLINGS PARKWAY INTERCHANGE LANGSTON COMMONS
LAWRENCE, KANSAS



PROPERTY HIGHLIGHTS:

- 11+ Acres for Sale in West Lawrence, KS (will subdivide)
- Zoned Neighborhood Commercial (CN2)
- Excellent Access to K-10 Highway
- Direct Access to KU with 30,770 students and 10,000 employees via Bob Billings Parkway
- Join Casey's and Elements Car Wash (coming soon)
- High incomes of \$166,265 in this West Lawrence area
- Ideal for small grocer, national daycare, bank, or restaurant with drive-thru
- Call for Pricing

PEAK

Real Estate Partners

CONTACT US:

KIMBERLY TRANBARGER

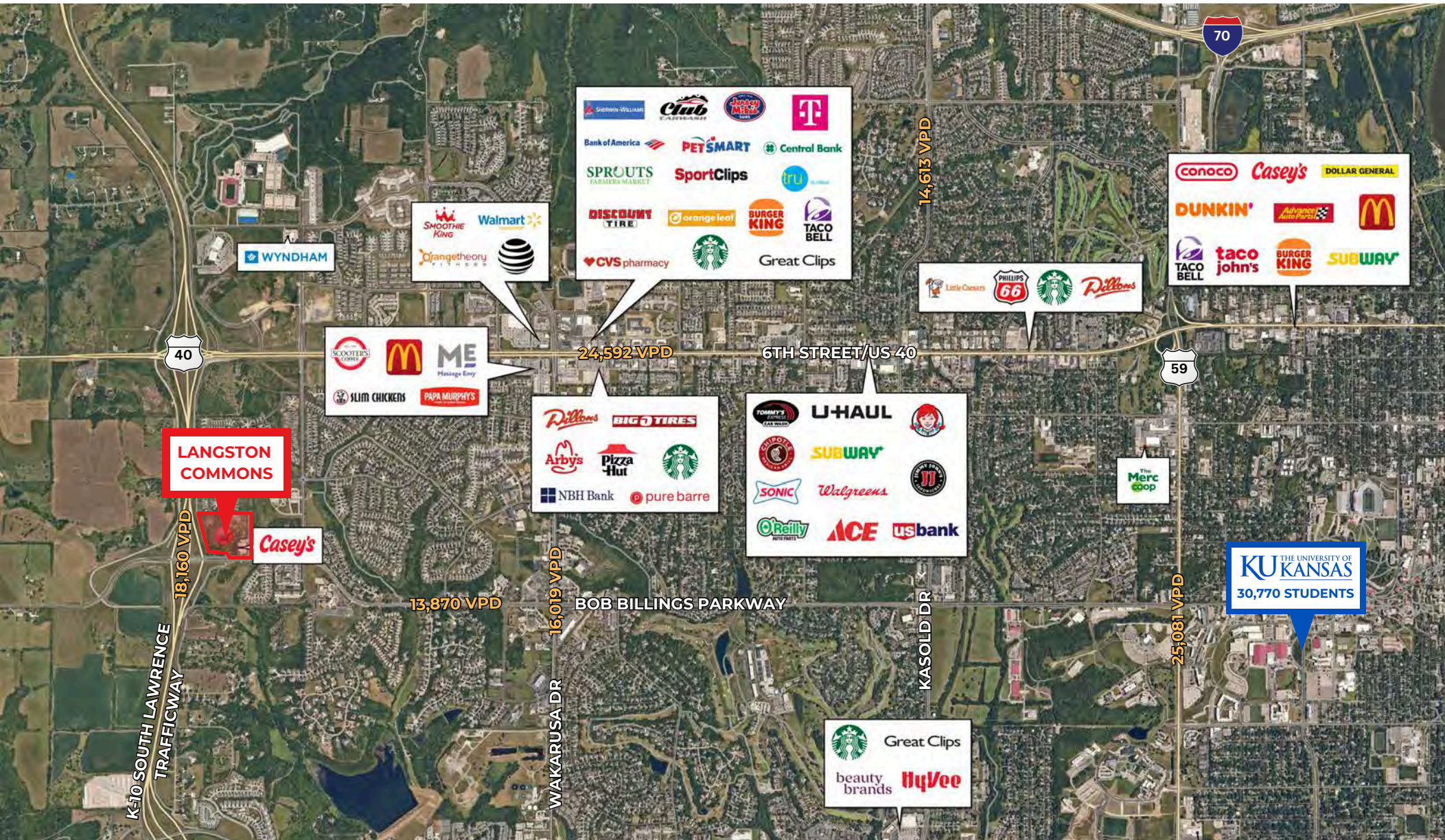
(913) 406-8875

kimberly@peakrealestatepartners.com

LANGSTON COMMONS

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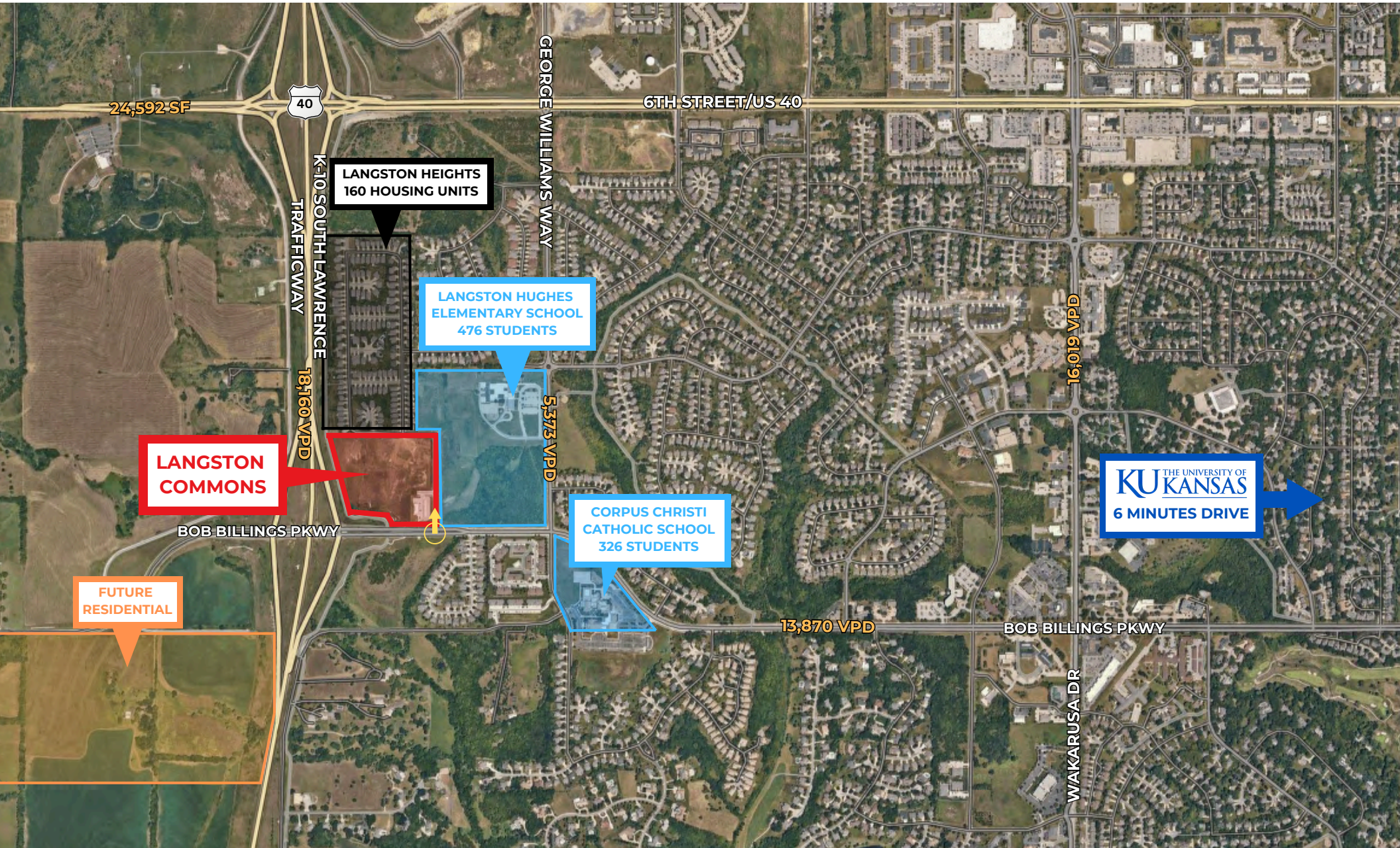


PROPERTY AERIAL

LANGSTON COMMONS

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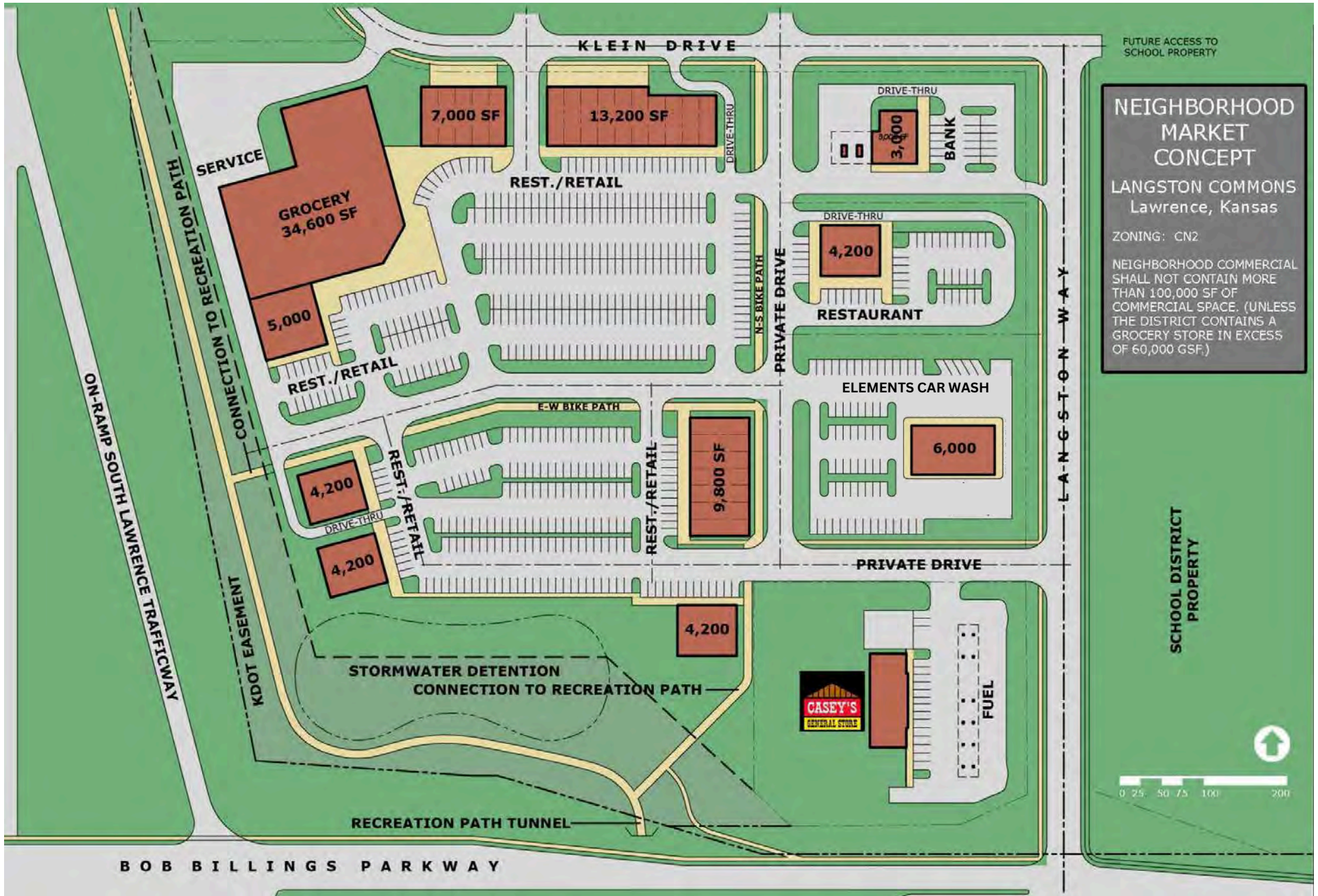


SITE PLAN

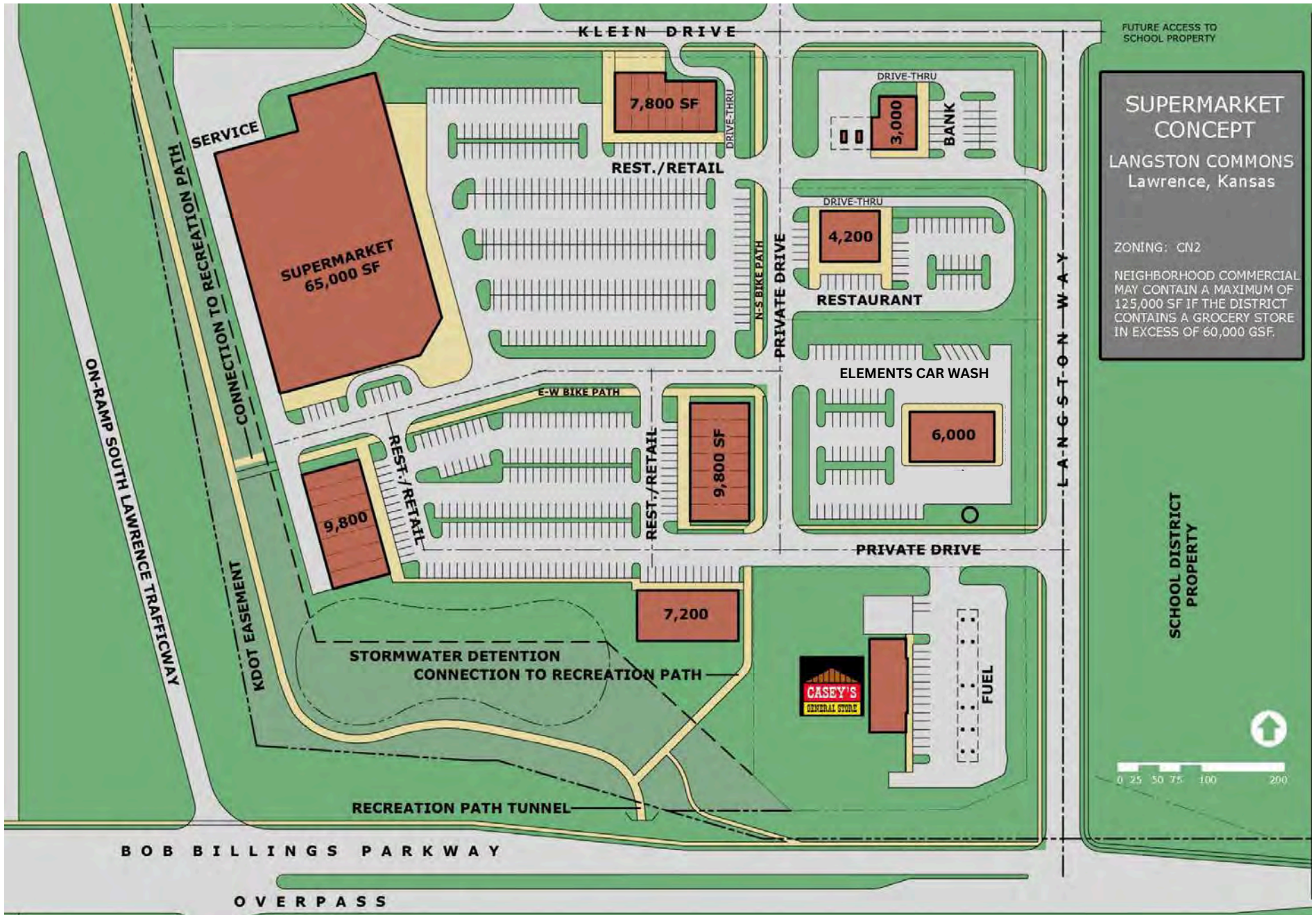
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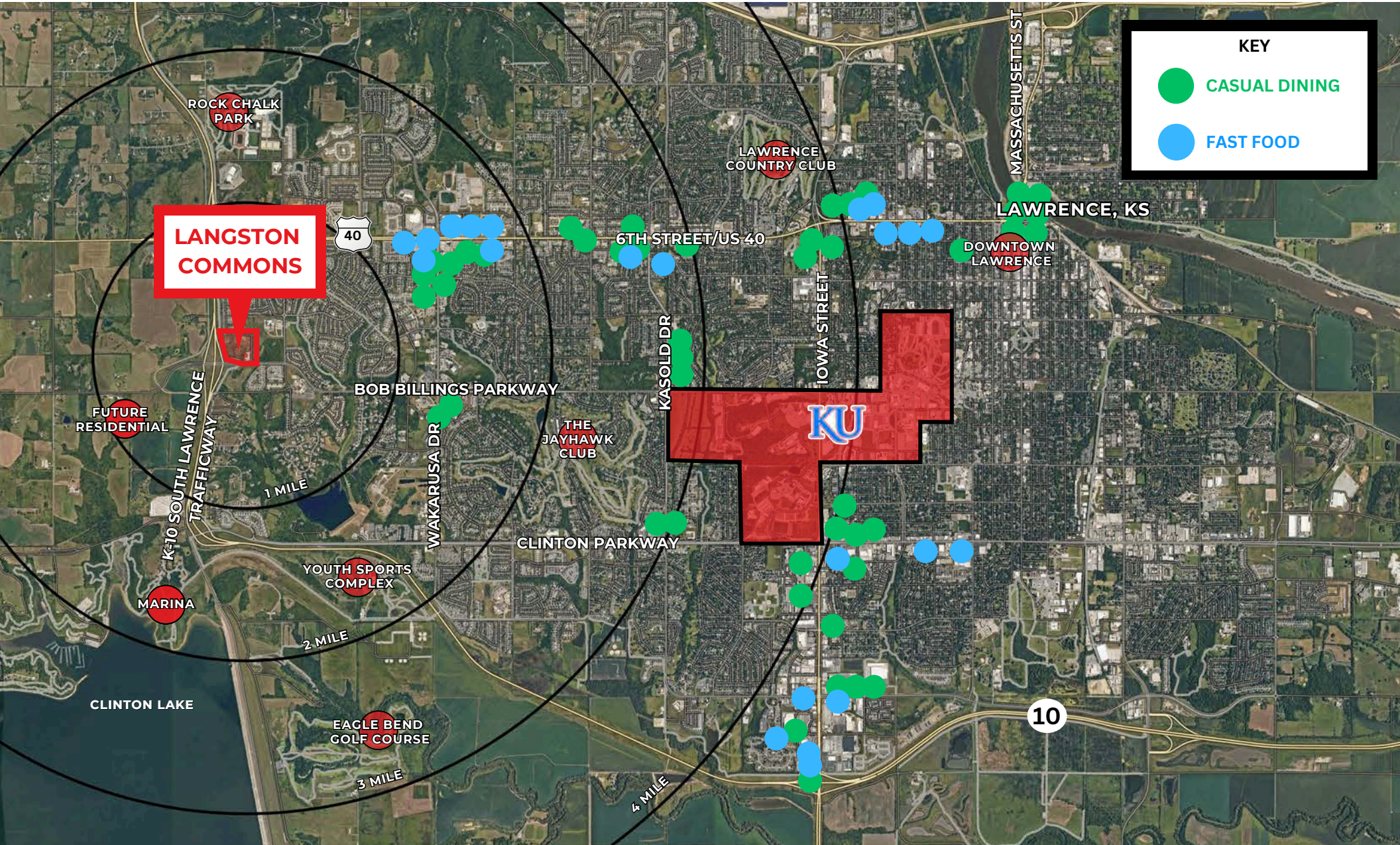
TRADE AREA: GROCERY STORES

LANGSTON COMMONS



TRADE AREA: CASUAL/FAST FOOD

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DEMOGRAPHICS

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POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	4,670	31,370	79,186
Projected Population (2029)	4,864	31,740	79,801
Census Population (2020)	4,326	31,184	77,537

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	1,898	14,353	33,757
Projected Households (2029)	2,081	15,272	35,845
Census Households (2020)	1,755	13,556	32,344

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023) Average	\$158,811	\$114,618	\$94,245
Household Income (2028) Census Average	\$166,265	\$118,994	\$97,342
Household Income (2010)	\$99,487	\$80,680	\$60,609

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$125,921	\$87,358	\$70,404
Projected Median Household Income (2026)	\$128,260	\$89,270	\$71,599
Census Median Household Income (2020)	\$64,555	\$60,138	\$46,383

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	82	866	2,093
Total Employees	535	6,441	20,683
Adj. Daytime Demographics Age 16 Years or Over	1,794	14,742	42,722

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	39.8	36.3	31.7
Age 19 Years or Less	1,121 24.0%	6,474 20.6%	18,391 23.2%
Age 20 to 64 Years	2,623 56.2%	19,376 61.8%	50,130 63.3%
Age 65 Years or Over	927 19.8%	5,520 17.6%	10,664 13.5%

EDUCATION	1 Mile	3 Mile	5 Mile
Adult Population Age 25 Years or Over	3,207	20,544	44,473
Elementary (Grade Level 0 to 8)	36 1.1%	183 0.9%	603 1.4%
Some High School (Grade Level 9 to 11)	44 1.4%	482 2.3%	1,039 2.3%
High School Graduate	425 13.3%	3,057 14.9%	7,465 16.8%
Some College	468 14.6%	2,990 14.6%	7,136 16.0%
Associate Degree Only	133 4.1%	926 4.5%	2,320 5.2%
Bachelor Degree Only	936 29.2%	6,187 30.1%	13,357 30.0%
Graduate Degree	1,165 36.3%	6,720 32.7%	12,552 28.2%
Any College (Some College or Higher)	2,702 84.3%	16,823 81.9%	35,366 79.5%
College Degree + (Bachelor or Higher)	2,101 65.5%	12,907 62.8%	25,909 58.3%