



700 New Hampshire Street Lawrence, Kansas

Sale Price:

\$4,050,000

19,875 SF Mixed-Use Building

Ideal for office, retail, grocery,
or entertainment



Located on
city bus route



Third most
walkable city
in the state



Historic
downtown
location



Zoned and
configured for a
multitude of uses



Easy access to
I-70 & K-10

Property Profile



Numbers at a Glance

19,875 SF
Building size

73,500 SF
Lot size

\$87,800
2023 taxes

1997
Year built

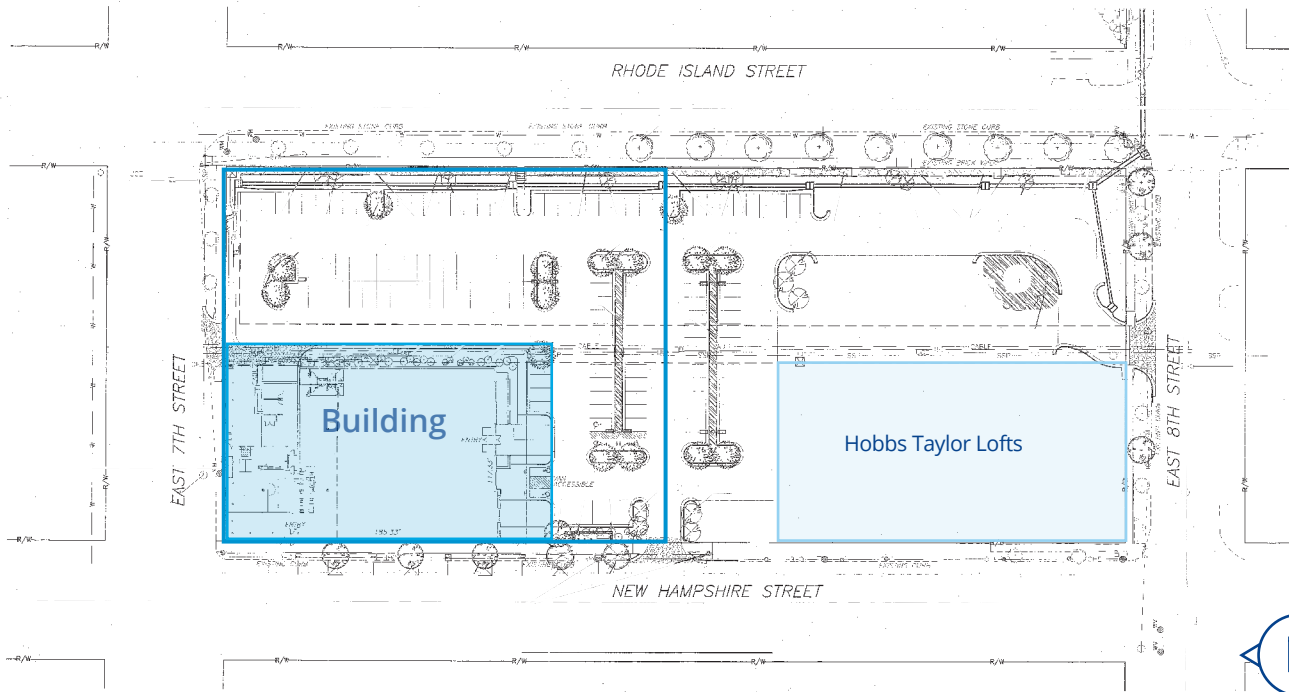
118
Parking spaces

CD-UC
Zoning

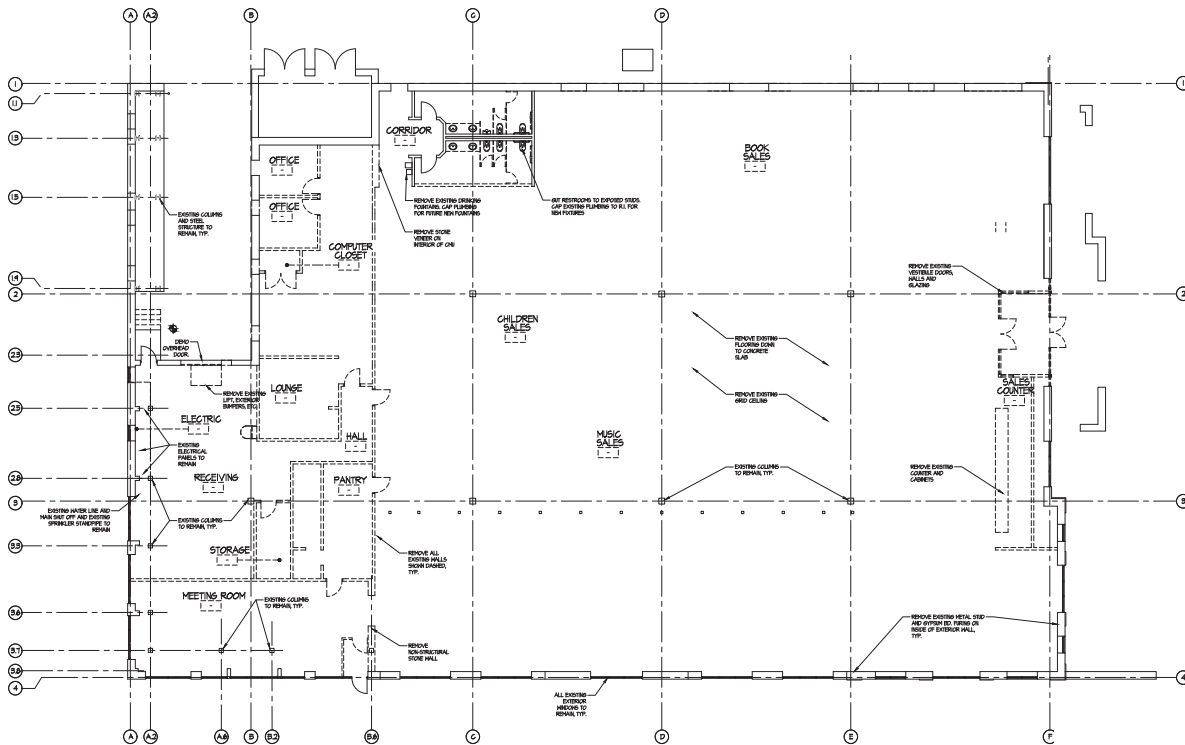
Features

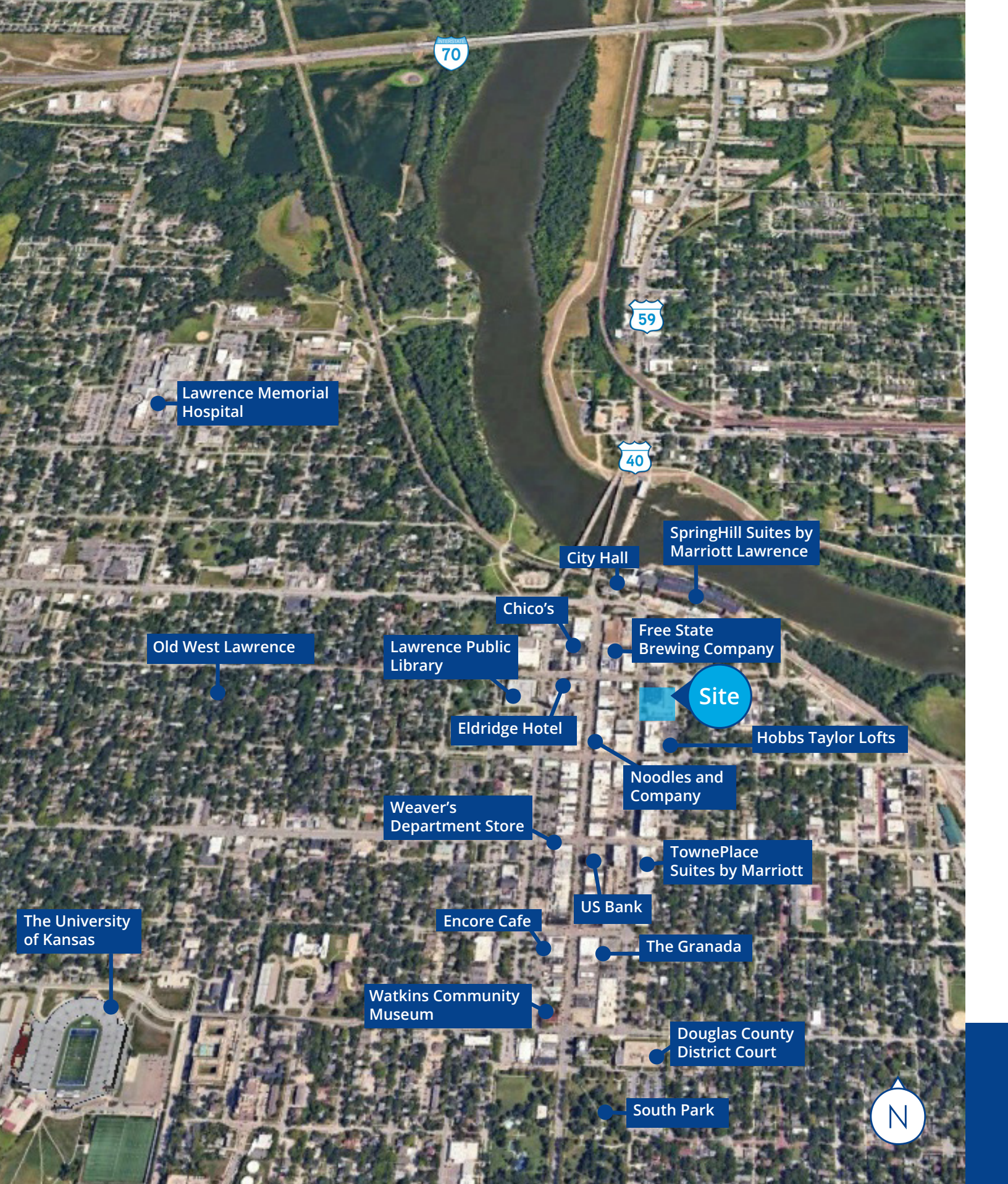
- Located on the corner of New Hampshire Street and E 7th Street in Downtown Lawrence
- 294' of prime New Hampshire Street frontage
- 118 parking stalls included
- Amenities: fully sprinkled, ready for renovation
- One block east of bustling Massachusetts Street
- Approximately four blocks from the University of Kansas
- Opportunity to double building square footage with a second floor

Site Plan



Floor Plan





Lawrence Memorial Hospital

59

40

SpringHill Suites by Marriott Lawrence

City Hall

Chico's

Free State Brewing Company

Old West Lawrence

Lawrence Public Library

Site

Eldridge Hotel

Hobbs Taylor Lofts

Noodles and Company

Weaver's Department Store

TownePlace Suites by Marriott

The University of Kansas

Encore Cafe

US Bank

The Granada

Watkins Community Museum

Douglas County District Court

South Park



Property Highlights



This property offers an excellent opportunity for a variety of uses including retail, office, or entertainment. With its sprawling 19,875 SF of space and 294' of frontage on New Hampshire Street, it's an ideal location for businesses seeking high visibility and convenient access with rare parking included. The property is anchored by Hobbs Taylor Lofts, containing approximately 63 condos and a combined 22,000 SF of retail and office space to

the south. The partially historic site was redeveloped in 1997, and features 118 on-site parking stalls and is fully sprinkled, making it ready for potential renovations to suit the needs of a new owner or tenant. Situated in close proximity to City and County offices, along with a diverse array of dining and retail options, this property presents an unmatched investment in the heart of Lawrence, Kansas.

Demographics



Population

1-mile: 12,588
3-mile: 62,073
5-mile: 95,075



Daytime Population

1-mile: 24,751
3-mile: 68,516
5-mile: 96,907



Household Income (Avg.)

1-mile: \$60,750
3-mile: \$68,872
5-mile: \$81,432



Households

1-mile: 5,503
3-mile: 25,738
5-mile: 39,897



Downtown

Downtown Lawrence has been the heart of the city since its founding in 1854. It's a beautiful slice of true "Americana" that continues to thrive as a residential, commercial, and entertainment district. The National Trust for Historic Preservation ranked Lawrence among its "Dozen Most Distinctive Designations" boasting it as one of the best-preserved and unique communities in America.

The main artery is Massachusetts Street, known by the locals as "Mass Street". The surrounding area is a dynamic hub of activity

day and night. The pedestrian-friendly area is home to 100+ shops, galleries, restaurants, cafes, pubs, and much more. Additionally, the Lawrence Public Library and the Lawrence Arts Center, with galleries and exhibits open to the public are nearby.

In a two-mile radius, there is a population of 35,936, of which 73.3% is under 39 years of age, 56% have college and advanced degrees, and the average household income exceeds \$65,327 per year.



The University

Located between Kansas City and Topeka, Lawrence, Kansas is the sixth-largest city in the state and home to the Douglas County Seat and the University of Kansas (KU). The University founded in 1865, has a distinguished record of research and innovation, and is one of only 24 U.S. public institutions in the Association of American Universities. KU currently has a growing enrollment of more than 29,000 students across five campuses, representing 112 countries. The community has a population of nearly 96,000 and serves as the regional center to a population of

121,000+ spanning across Douglas County.

With a strong community, an excellent workforce, and a major university, Lawrence has seen a tremendous amount of growth recently. Businesses located near KU benefit from the large and reliable customer base that the university provides. Students are always looking for places to eat, shop, and socialize. The university's hub of activity generates local traffic, giving businesses high visibility and exposure to potential clientele.



Contact



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