

THE CROSSING @ KU

IOWA ST & 23RD • LAWRENCE, KS

THE
CROSSING
@ KU

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS:

PHASE 1 ONE PAD SITE WITH DRIVE THRU REMAINING

PHASE 2 SEEKING RESTAURANTS, RETAIL, & ENTERTAINMENT

DILLONS BREAKING GROUND THIS MONTH, OPENING NEXT YEAR IN TIME FOR FIRST SEMESTER

STRONG LOCATION ON IOWA STREET WITH 32,000+ CPD

ADJACENT TO THE UNIVERSITY OF KANSAS CAMPUS, WITH OVER 30,000 STUDENTS AND STAFF

OVER 250 EMPLOYEES AT THE KU RESEARCH PARK

OVER 6,000 ON-CAMPUS STUDENTS OFF 19TH ST

MORE INFORMATION:

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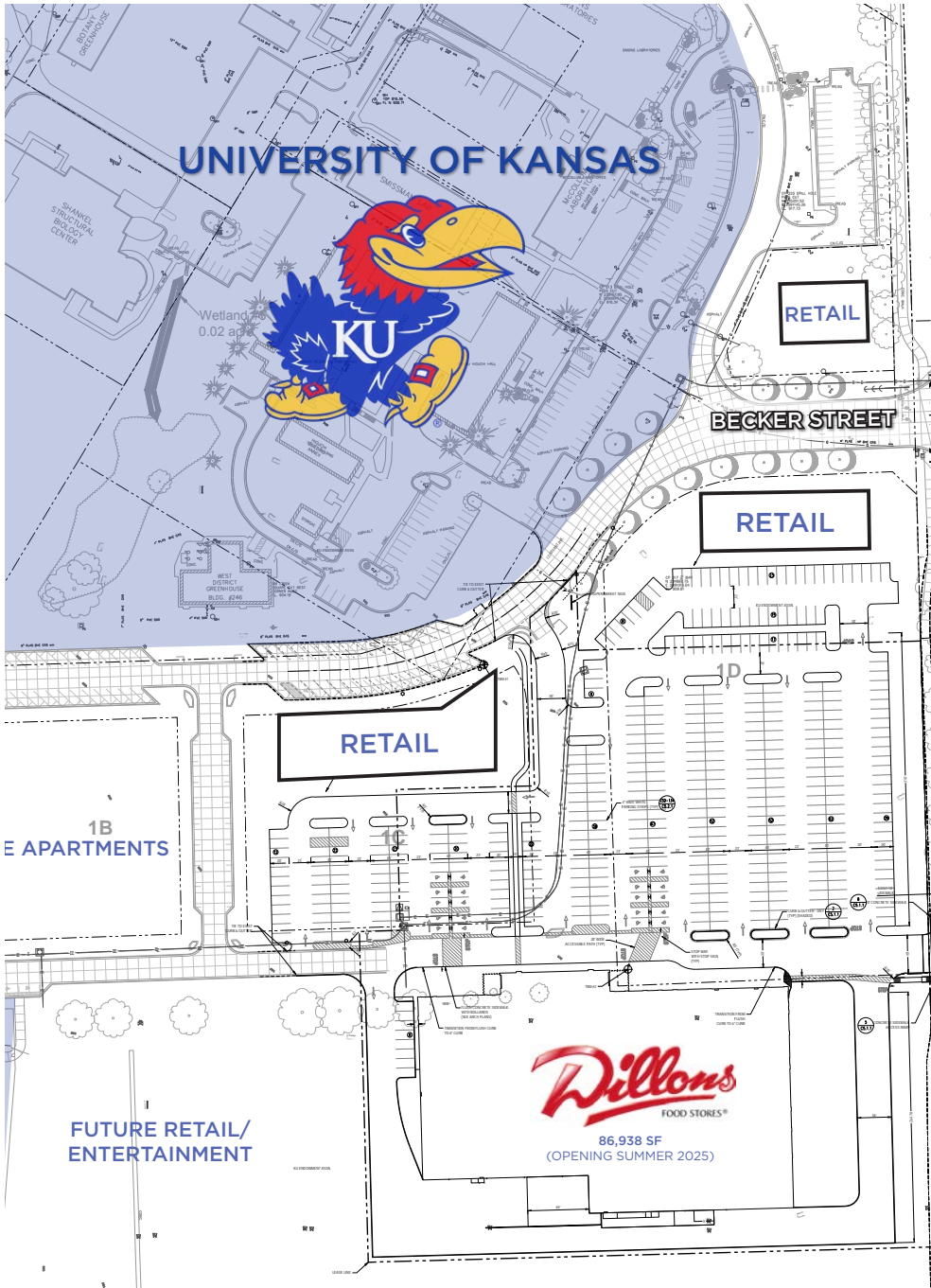
AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

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SITE PLAN:



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UNIVERSITY OF KANSAS



Wetland 0.02 ac

- BANK (UNDER CONSTRUCTION)
- BURGER CONCEPT AVAILABLE
- COFFEE (IN LOI)
- FULL-SERVICE RESTAURANT (IN LEASE)

32,000 CPD



BECKER STREET

21ST STREET

IOWA STREET

RETAIL

RETAIL

RETAIL

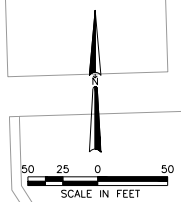
1A (320 UNITS) FUTURE APARTMENTS 1B FUTURE APARTMENTS



86,938 SF (OPENING SUMMER 2025)

FUTURE RETAIL/ ENTERTAINMENT

UNIVERSITY OF KANSAS ATHLETIC FIELDS



122 IN-LINE RETAIL CONCEPTS 2024-04-30 30 MINUTE SITE EXHIBIT (CONCEPT) - 4/20/24

“THERE’S NO PLACE LIKE HOME
— AND THAT’S ESPECIALLY
TRUE WHEN YOUR HOME IS
LAWRENCE, KANSAS.”



LAWRENCE, KS

Lawrence is young, diverse and rich in both culture and history. The town exists because of education. It boasts a highly intelligent population, with a passionate emphasis on the arts.

The city of Lawrence embraces that image and exudes a unique brand of small-town atmosphere mixed in with a hip vibe, plus a cultural richness unheard of in a town its size.

Lawrence is a food destination. An eclectic collection of dining options in its historic downtown indulges appetites of both locals and visitors alike. From bakery to brewery, fine dining to fast food, restaurants along Massachusetts Street cater to every palette of every age for every meal. Shopping is a delightful adventure of perusing locally owned stores, shops, and boutiques to fit a variety of needs and tastes.