

# FREESTANDING RETAIL IN HIGH TRAFFIC AREA ON IOWA

3115 S. Iowa St., Lawrence, KS 66046  
FOR LEASE | Contact Broker | NNN



**LEASE RATE:** Contact Broker  
**BUILDING SIZE:** 10,200 SF  
 (Can Be Demised)  
**YEAR BUILT:** 1996

### PROPERTY HIGHLIGHTS

- Retail building located at one of Lawrence's main retail intersections, 31st & Iowa, and in front of SuperTarget.
- Freestanding retail building located at the main retail arterial of 31st & Iowa in Lawrence, KS.
- High traffic location great for any retail, office or medical use.
- Site is located directly in front of Target with many national retailers nearby.

• Area neighbors include: ...and more!

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
MEDIAN AGE	28.7	31.8	33.1
POPULATION	60,499	99,416	112,964
AVG. HH. INCOME	\$59,833	\$72,390	\$75,665

### TRAFFIC COUNTS

AT IOWA ST. & 31ST ST.	43,889 VPD
AT IOWA ST. & HWY. 40	30,849 VPD



Offered exclusively by: **Krista Lowry**  
 316-292-3990 | klowry@weigand.com

**Leisa Lowry, CCIM**  
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### FRONT



### FACING EAST



### FACING WEST



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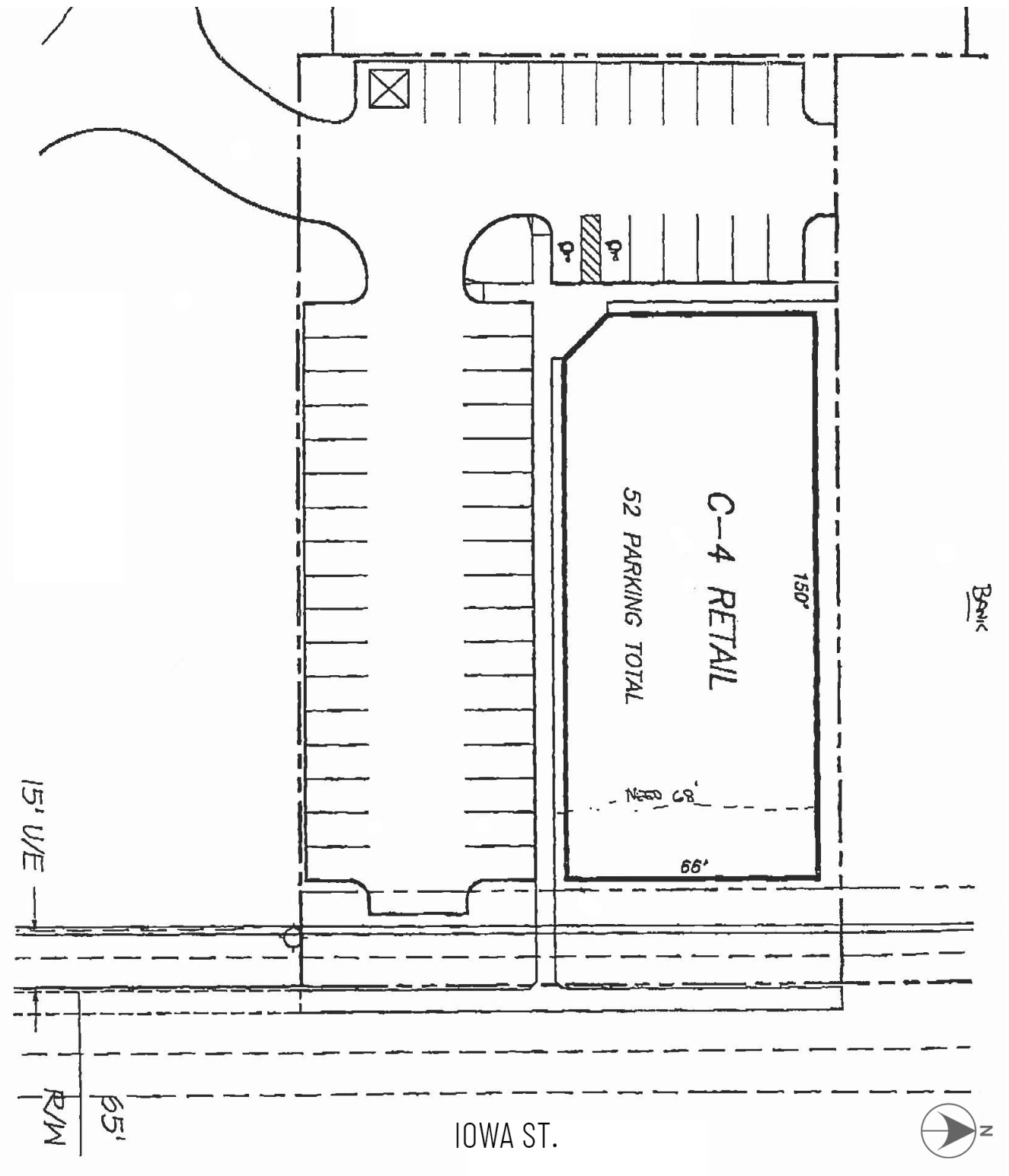
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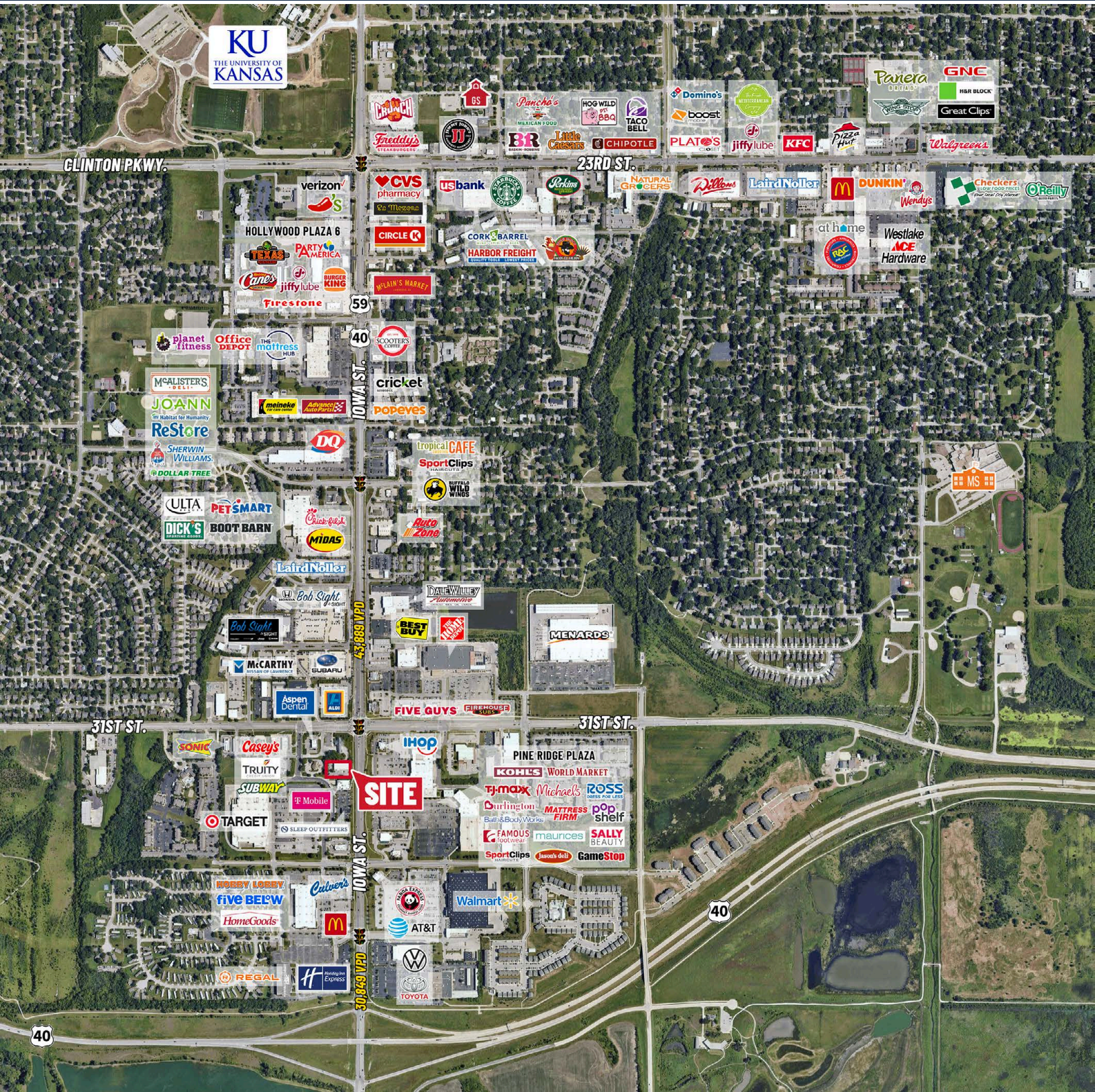
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