

For Sale or Lease

Retail



2221 W. 31ST STREET
LAWRENCE, KS, 66047

YOUR SIGN HERE

This standalone bank building is available for sale or lease. It is conveniently located just west of the intersection of 31st and Iowa Streets, adjacent to Target, Casey's, Sonic, and numerous other retail options. The building includes three drive-thru lanes, an ATM lane, and has updated finishes throughout.

PROPERTY DETAILS

- Built in: 2006
- Lot size: 36,680 SF
- Building size: 2,132 SF
- Sale Price: \$1,250,000
- Lease Rate: \$25 PSF, NNN
- Ground Lease Available
- Zoning: PCD



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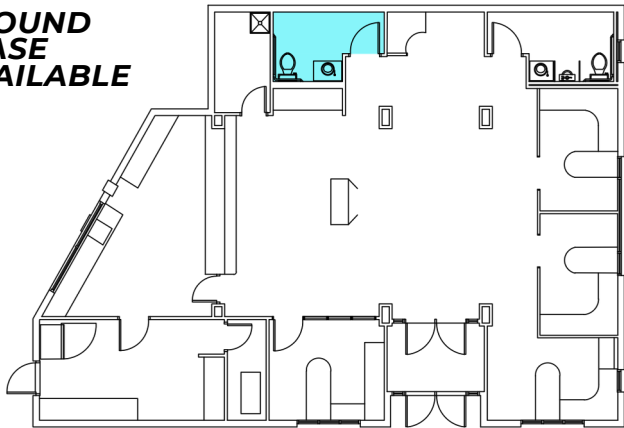
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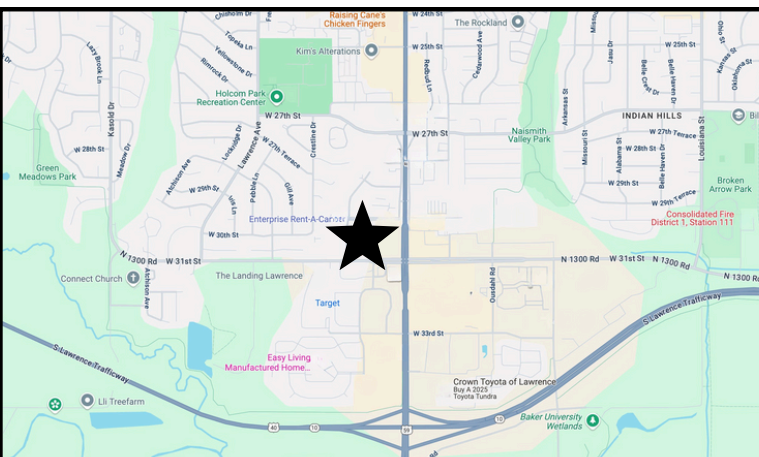


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AREA DEMOGRAPHICS

CATEGORY	1 mile	3 miles	5 miles	CATEGORY	1 mile	3 miles	5 miles
2020 Population	9,941	56,814	97,572	Median Age	29.4	28.3	31
2024 Population	10,273	57,959	99,840	Average Household Income	\$56,371	\$65,809	\$76,838
2029 Population Projection	10,507	59,108	101,896	Median Household Income	\$41,209	\$46,516	\$55,319
Annual Growth 2024-2029	0.5%	0.4%	0.4%	Consumer Spending	\$105.9M	\$599.2M	\$1.2B



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