

Space available in West Lawrence



4640 W. 27th Street
Lawrence, Kansas

Sale Price: \$1,100,000



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Property Features

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- 6,306 SF facility (5,800 SF plus 426 SF mezzanine)
- Former daycare facility with furniture and equipment available, offering a potential turnkey opportunity for a new childcare or educational user
- Six existing classrooms designed for efficient separation of age groups, programs or activities
- Functional kitchen supporting meal and snack preparation
- Dedicated office/administrative space
- Large, secure fenced outdoor play/recreation area
- Situated on an expansive 48,395 SF lot (1.11± acres)
- M-2 zoning provides flexibility for a variety of potential uses
- Peaceful neighborhood setting with an inviting environment for children, families, staff and visitors
- Convenient west Lawrence location with easy access to the South Lawrence Trafficway/K-10, making the property particularly accessible for commuting families and employees
- Connectivity to west and south Lawrence residential neighborhoods
- Opportunity for childcare, preschool, early learning, educational, nonprofit or other compatible users, subject to applicable zoning and licensing requirements



Location Aerial



Total Population

1-mile	5,624
3-mile	47,807
5-mile	94,112



Average Household Income

1-mile	\$82,662
3-mile	\$98,780
5-mile	\$95,432



Daytime Population

1-mile	2,639
3-mile	20,864
5-mile	93,879



Median Age

1-mile	31.0
3-mile	31.3
5-mile	31.5

Property Photos

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