



LAWRENCE, KS RETAIL SPACE

24th & Iowa Street | 2329-2339 Iowa | Lawrence, KS



23,200 SF & 2,550 SF SPACES RETAIL SPACES

DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Est. Population	13,104	74,973	99,075
Avg. HH Income	\$66,497	\$84,142	\$94,081

Drive Time	5 min	10 min	15 Min
Est. Population	34,429	87,985	99,942
Avg. HH Income	\$69,568	\$90,227	\$94,411

- 23,200 SF End Cap Anchor Space - FOR SALE OR LEASE
- 2,550 SF In-Line Space - FOR LEASE
- Join regional/national tenants Texas Roadhouse, Salon Centric, Party America, and Game Nut Entertainment
- Neighboring tenants include Natural Grocers, Walmart Supercenter, Home Depot, Target, Menards, Best Buy, Kohl's, Ross Dress, JC Penney, and many more
- 24,900 cars per day on Iowa Street with great access and pylon sign
- Just minutes from the University of Kansas, with an enrollment of approximately 29,000 students and 19,000 employees
- Pole signage on Iowa available / Ample parking
- Aggressive Rental Rates - Busiest Retail Corridor in Lawrence, KS!

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

Exclusive Agents

PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com



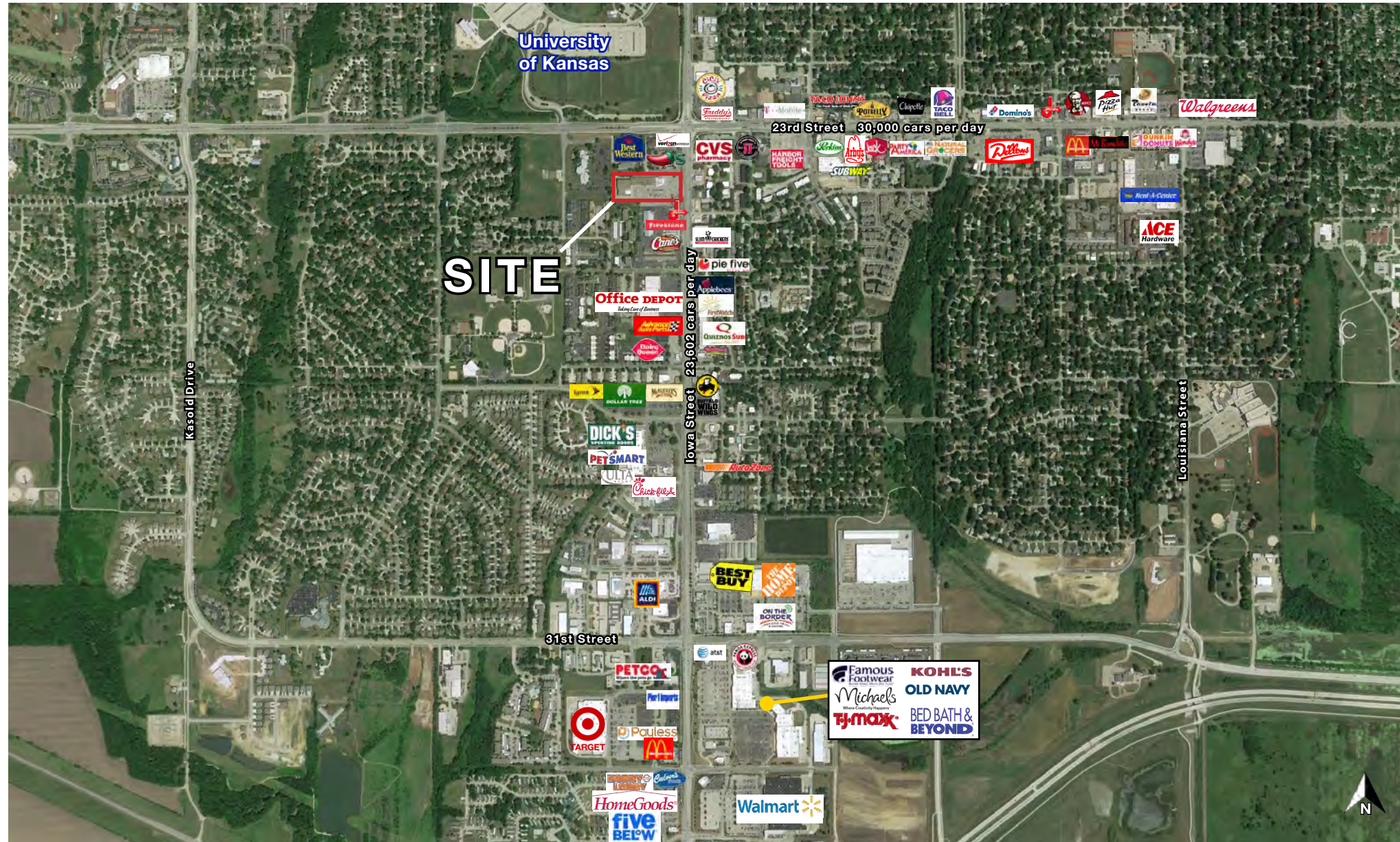


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AERIAL





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PYLON SIGN

Center Can Be Renamed After New Anchor



PHOTOS





LAWRENCE, KS RETAIL SPACE

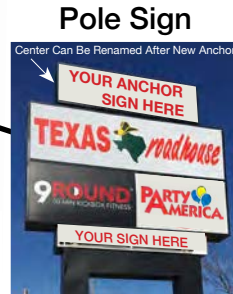
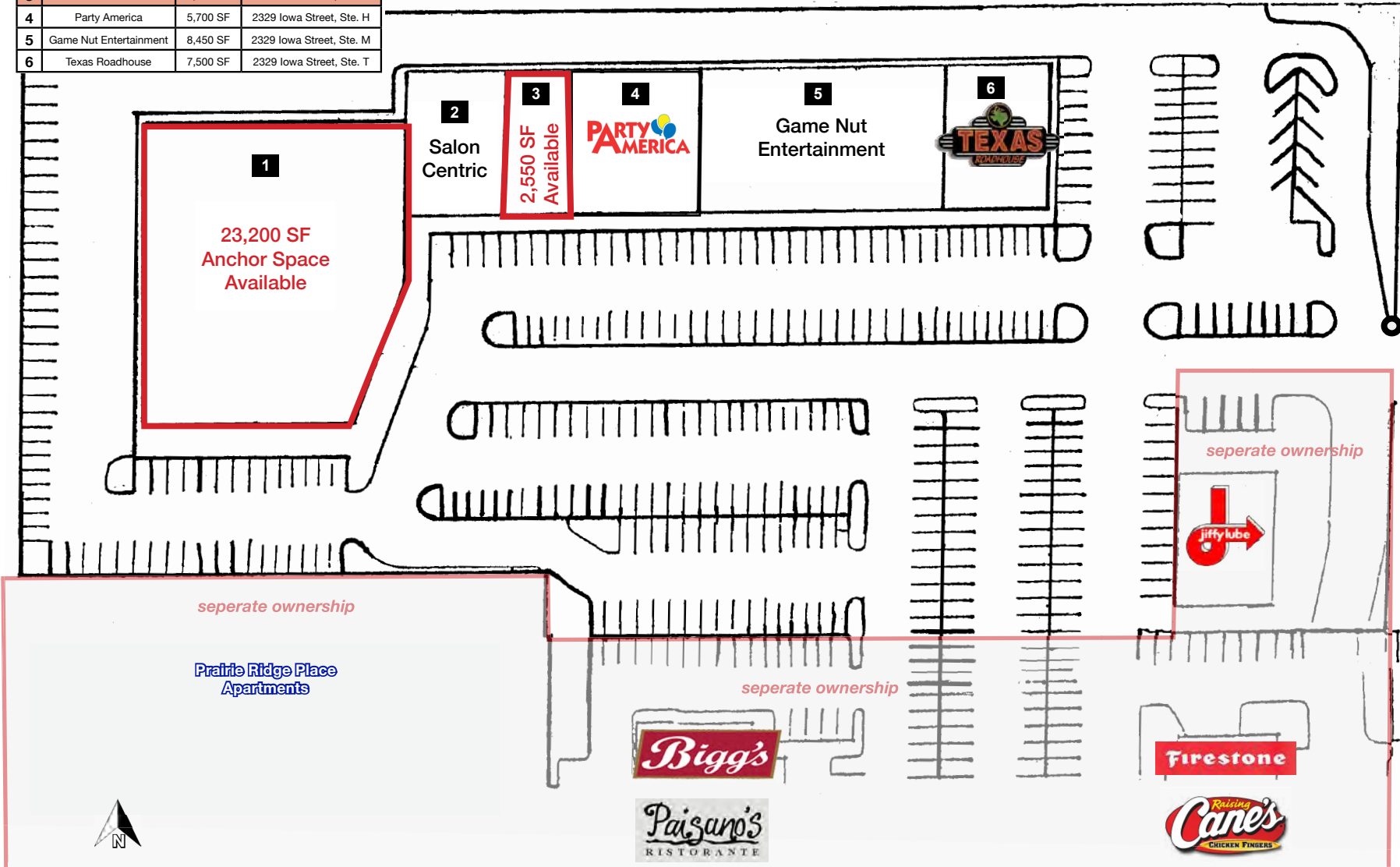
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SITE PLAN

#	Name	SF	Address
1	AVAILABLE	23,200 SF	2339 Iowa Street
2	Salon Centric	2,716 SF	2329 Iowa Street, Ste. A
3	AVAILABLE	2,550 SF	2329 Iowa Street, Ste. D
4	Party America	5,700 SF	2329 Iowa Street, Ste. H
5	Game Nut Entertainment	8,450 SF	2329 Iowa Street, Ste. M
6	Texas Roadhouse	7,500 SF	2329 Iowa Street, Ste. T

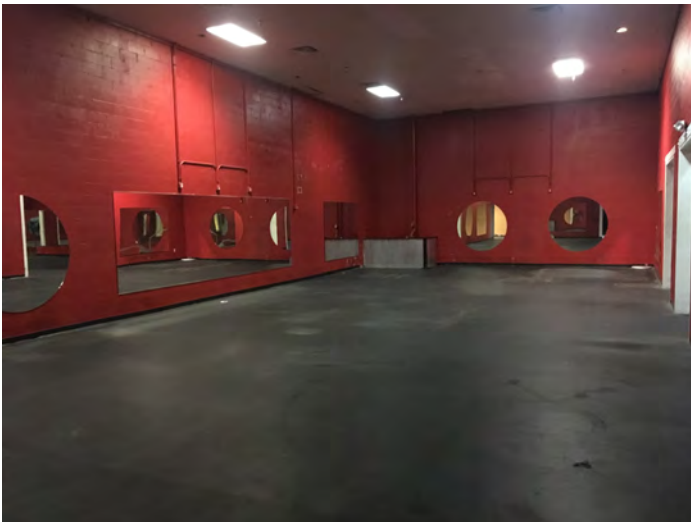
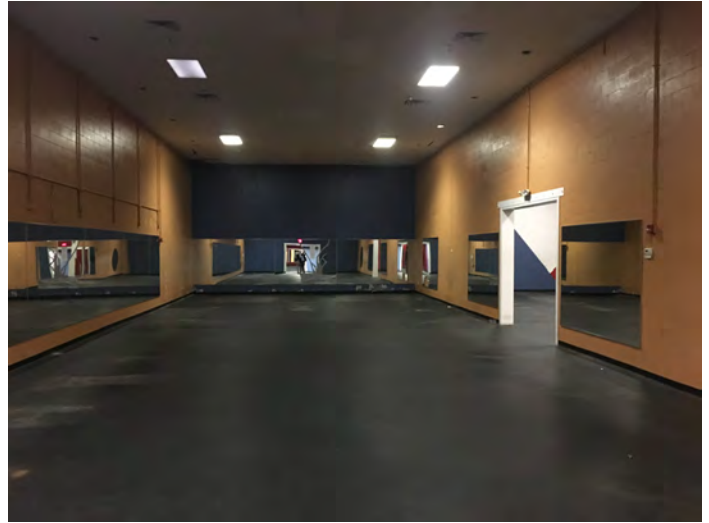
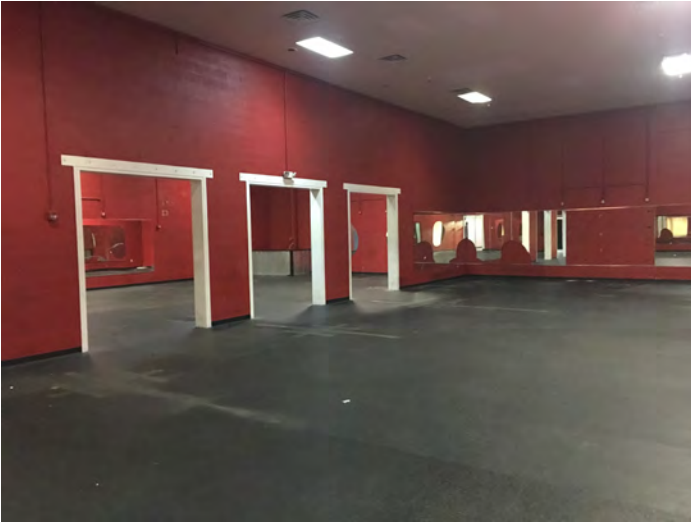
University
Inn & Suites



SLIM CHICKENS



23,200 SF SPACE PHOTOS





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2,550 SF SPACE PHOTOS



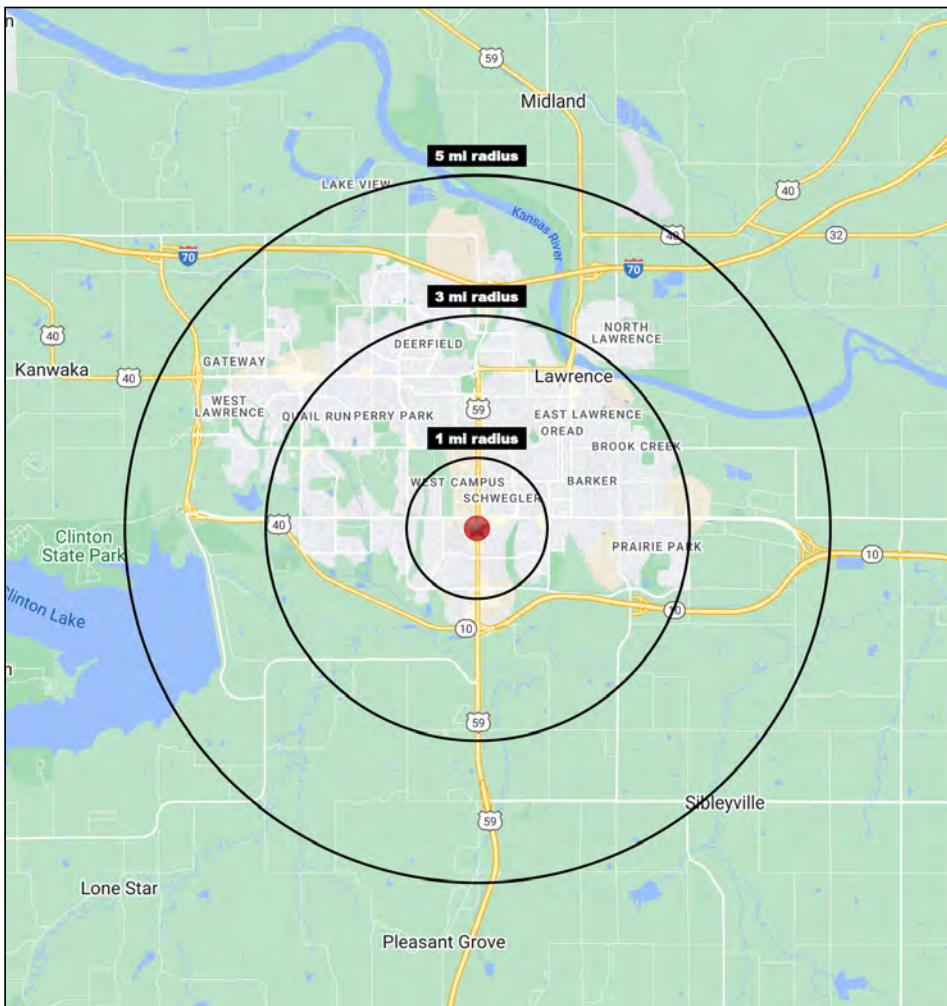


LAWRENCE, KS RETAIL SPACE

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1-3-5 MILE RADIUS RING MAP & DEMOS



24th & Iowa Street Lawrence, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,104	74,973	99,075
2029 Projected Population	13,375	75,565	99,981
2020 Census Population	12,601	72,550	97,168
2010 Census Population	13,429	72,299	90,151
Projected Annual Growth 2024 to 2029	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	-0.2%	0.3%	0.7%
2024 Median Age	28.4	30.5	32.2
Households			
2024 Estimated Households	5,767	31,526	42,217
2029 Projected Households	6,236	33,617	45,035
2020 Census Households	5,480	30,187	40,540
2010 Census Households	5,584	28,772	35,964
Projected Annual Growth 2024 to 2029	1.6%	1.3%	1.3%
Historical Annual Growth 2010 to 2024	0.2%	0.7%	1.2%
Race and Ethnicity			
2024 Estimated White	71.7%	76.5%	77.6%
2024 Estimated Black or African American	7.6%	5.8%	5.5%
2024 Estimated Asian or Pacific Islander	6.9%	5.9%	5.8%
2024 Estimated American Indian or Native Alaskan	2.4%	1.9%	1.7%
2024 Estimated Other Races	11.4%	9.9%	9.4%
2024 Estimated Hispanic	9.8%	7.6%	7.2%
Income			
2024 Estimated Average Household Income	\$66,497	\$84,142	\$94,081
2024 Estimated Median Household Income	\$48,719	\$65,274	\$71,332
2024 Estimated Per Capita Income	\$29,806	\$36,013	\$40,582
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.7%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.4%	2.2%
2024 Estimated High School Graduate	22.3%	18.2%	17.4%
2024 Estimated Some College	18.9%	17.4%	16.8%
2024 Estimated Associates Degree Only	6.9%	6.0%	5.9%
2024 Estimated Bachelors Degree Only	25.7%	29.8%	30.0%
2024 Estimated Graduate Degree	23.0%	24.5%	26.3%
Business			
2024 Estimated Total Businesses	445	2,623	3,237
2024 Estimated Total Employees	4,463	25,722	34,717
2024 Estimated Employee Population per Business	10.0	9.8	10.7
2024 Estimated Residential Population per Business	29.4	28.6	30.6



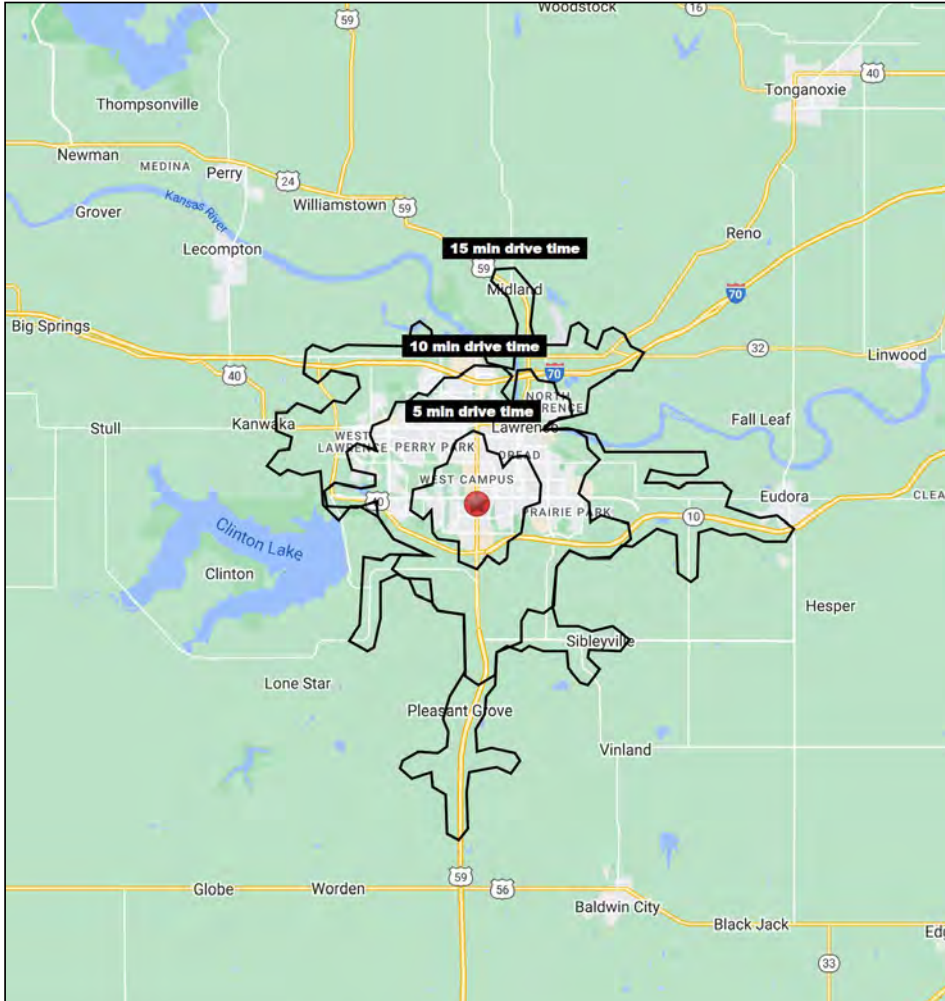


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5-10-15 MINUTE DRIVE TIME MAP & DEMOS



24th & Iowa Street Lawrence, Kansas	5 min drive time	10 min drive time	15 min drive time
Population			
2024 Estimated Population	34,429	87,985	99,942
2029 Projected Population	34,740	88,719	100,846
2020 Census Population	33,379	85,560	98,043
2010 Census Population	33,320	83,736	90,936
Projected Annual Growth 2024 to 2029	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	0.2%	0.4%	0.7%
2024 Median Age	26.5	31.8	32.3
Households			
2024 Estimated Households	13,842	37,051	42,520
2029 Projected Households	14,794	39,509	45,355
2020 Census Households	13,283	35,613	40,858
2010 Census Households	12,484	33,410	36,247
Projected Annual Growth 2024 to 2029	1.4%	1.3%	1.3%
Historical Annual Growth 2010 to 2024	0.8%	0.8%	1.2%
Race and Ethnicity			
2024 Estimated White	73.3%	77.3%	77.7%
2024 Estimated Black or African American	6.4%	5.6%	5.5%
2024 Estimated Asian or Pacific Islander	7.4%	5.7%	5.7%
2024 Estimated American Indian or Native Alaskan	2.2%	1.8%	1.7%
2024 Estimated Other Races	10.7%	9.6%	9.4%
2024 Estimated Hispanic	8.4%	7.4%	7.2%
Income			
2024 Estimated Average Household Income	\$69,568	\$90,227	\$94,411
2024 Estimated Median Household Income	\$50,598	\$69,345	\$71,753
2024 Estimated Per Capita Income	\$28,953	\$38,540	\$40,658
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.6%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.3%	2.2%
2024 Estimated High School Graduate	19.9%	18.2%	17.6%
2024 Estimated Some College	18.5%	17.1%	16.8%
2024 Estimated Associates Degree Only	6.2%	5.9%	5.9%
2024 Estimated Bachelors Degree Only	27.6%	29.9%	29.9%
2024 Estimated Graduate Degree	24.0%	25.0%	26.1%
Business			
2024 Estimated Total Businesses	882	2,993	3,228
2024 Estimated Total Employees	8,972	31,089	34,607
2024 Estimated Employee Population per Business	10.2	10.4	10.7
2024 Estimated Residential Population per Business	39.0	29.4	31.0

