

Pad Sites for Sale \$15 PSF

Retail Space for Lease \$20-\$25 PSF, NNN

Discover the future of retail at Stone Hawk Square. This neighborhood shopping center is adjacent to a wide variety of residents and has good visibility and high traffic counts on Clinton Parkway. Whether you're looking to purchase a pad site for a customized experience or lease retail space, Stone Hawk Square has the ideal space for your brand to thrive.

Retail Space & Pad Sites



Space Available
1,800 SF Retail Space for Lease
Pad Site for Sale: \$15 PSF > up to 46,385 SF
1,448 SF Restaurant/Coffee with Drive-Thru for Lease
4,500 SF Retail Space for Lease (can be demised)
Pad Site for Sale: \$15 PSF > up to 74,052 SF
Pad Site for Sale: \$15 PSF > up to 75,795 SF









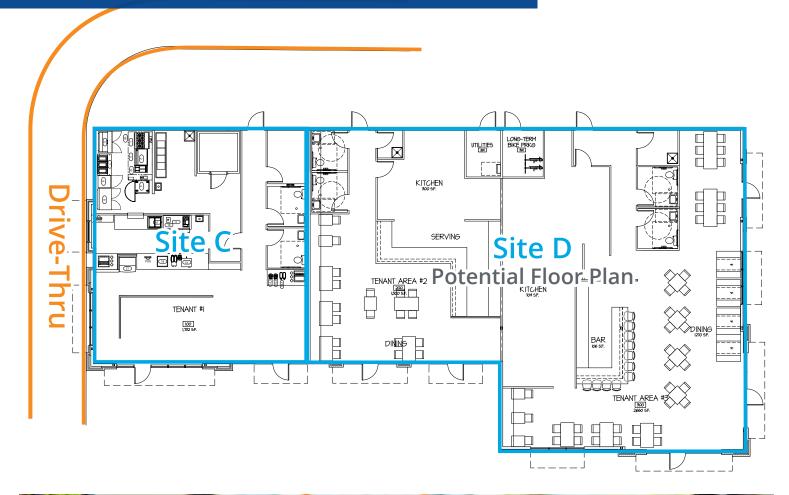
24,165 VPD Traffic Count

306,077 SF Development Land

1,800-4,500 SF Available Retail Space

CN2 Zoning

Retail with Drive-Thru





Tenant Finish Ready Spring 2025 Construction Progress





Property Profile



Location & Amenities **Subject Property** 4300 W. 24th Place Surrounding Amenities Hy-Vee Grocery Store 23rd Street Brewery jefferson's Clinton Parkway Nursery University of Kansas University of Kansas - West Campus Youth Sports Complex 40 Clinton Läke 70 O Clinton State Park The Jayhawk Club Sunset Hill Elementary School Quali Run Elementary School Sunflower Elementary School 1 Cordiey Elementary School Lawrence Limestone Community School Prairié Park Elementary School Hillcrest Elementary School New York Elementary School Prairie Moon-Waldorf School E 15th St N 1500 l Woodlawn Elementary School Southwest Middle School f. 19th St. (Lawrence Public Schools USD 497 1 The Lawrence School of Love D Liberty Memorial Central Middle School E23rd St 442 West Middle School Billy Mills Middle School U Lawrence Free State High School W 27th St State Highway to 1 Mile 10 N 1200 Rd toso Rd 458



Total Population

1-mile	8,732
3-mile	58,895
5-mile	97.146



Total Housing Units

1-mile	4,368	
3-mile	27,587	
5-mile	45,229	



Average Household Income

1-mile	\$93,774
3-mile	\$88,776
5-mile	\$83,706



Located between Kansas City and Topeka, Lawrence, Kansas is the sixth-largest city in the state and home to the Douglas County Seat and the University of Kansas. The community has a population of nearly 96,000 and serves as the regional center to a population of 121,000+ spanning across Douglas County. With a strong community, an excellent workforce and a major university, Lawrence has seen a tremendous amount of growth recently.

Businesses located near The University of Kansas (KU) in Lawrence benefit from the large and reliable customer base that the university provides. With more than 28,000 college students that are always looking for places to eat, shop, and socialize, the university's hub of activity generates local traffic, giving businesses high visibility and exposure to potential clientele.





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