



2619 W. 6TH

2721 W. 6TH

W. 6TH ST.



# OFFERING MEMORANDUM

2619 W. 6TH ST., LAWRENCE, KS 66049 | 2721 W. 6TH ST., LAWRENCE, KS 66049

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# SITE DESCRIPTION



**BUILDING SIZE**  
2619 W. 6th – 6,400 SF  
2721 W. 6th – 6,504 SF



**LOT SIZE**  
2619 W. 6th 30,640 SF  
2721 W. 6th 19,440 SF  
2721 W. 6th 11,200 SF

**YEAR BUILT** 1982

**NUMBER OF PARCELS** 2

**COUNTY** Douglas

**ZONING** Commercial Strip



**OWNERSHIP TYPE**  
Fee Simple

**PARKING** Ample

**2025 TAXES**  
\$14,428.76 (2619 W. 6th St.)  
\$14,694.70 (2721 W. 6th St.)  
\$29,123.46 Total

# DEMOGRAPHICS



**99,945**  
Population  
(5 Miles)



**32.1**  
Median Age  
(5 Miles)



**\$94,175**  
Avg. HH Income  
(5 Miles)



**35,469**  
Total Employed  
(5 Miles)

# TRAFFIC COUNTS



**27,325 VPD**  
6th St. east of Kasold Drive

# EXECUTIVE SUMMARY

J.P. Weigand & Sons, Inc. is pleased to present the exclusive listing of 2619-2721 W. 6th St., located in Lawrence, Kansas.

## INVESTMENT OPPORTUNITY IN A WELL-ESTABLISHED LOCATION

The 6th Street Offices property consists of two established multi-unit office buildings available. The properties are easily accessed via 6th Street and have great visibility to 27,325 vehicles per day. With a mix of leased and available spaces, the portfolio is a perfect opportunity for an investor or owner-occupant. The portfolio includes multiple recently renovated suites and shares cross parking and maintenance agreements between the properties.



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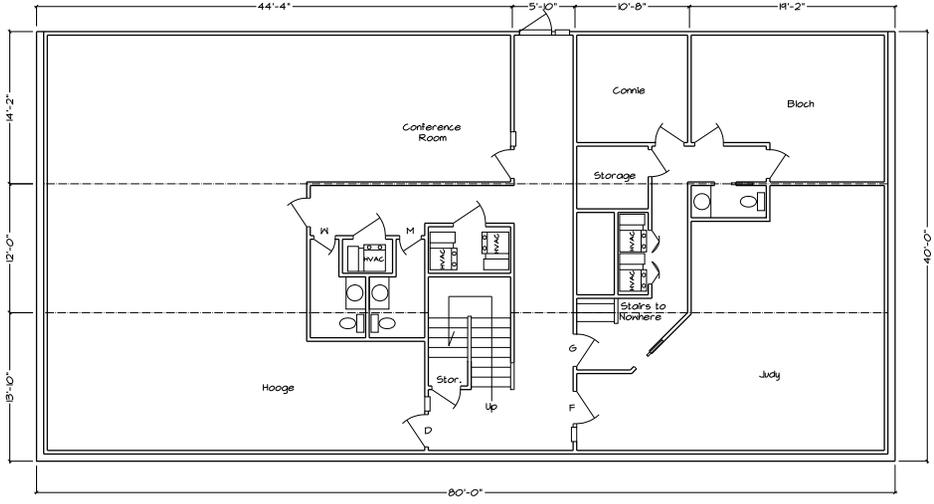
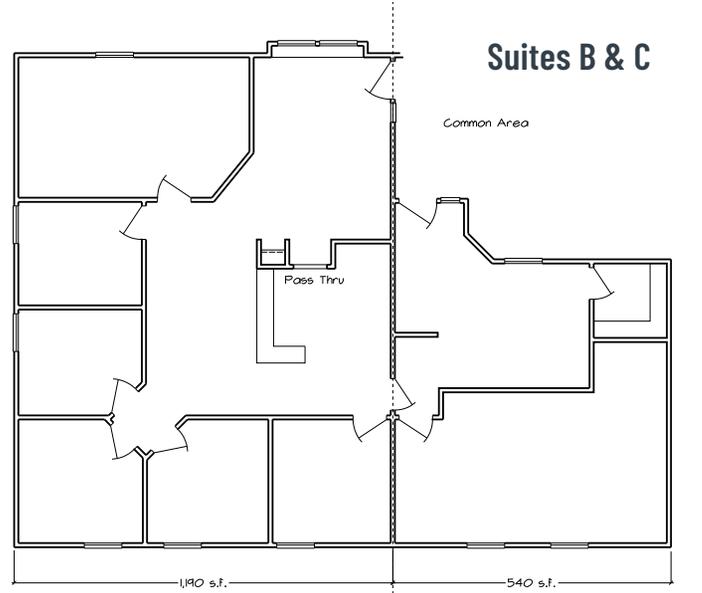
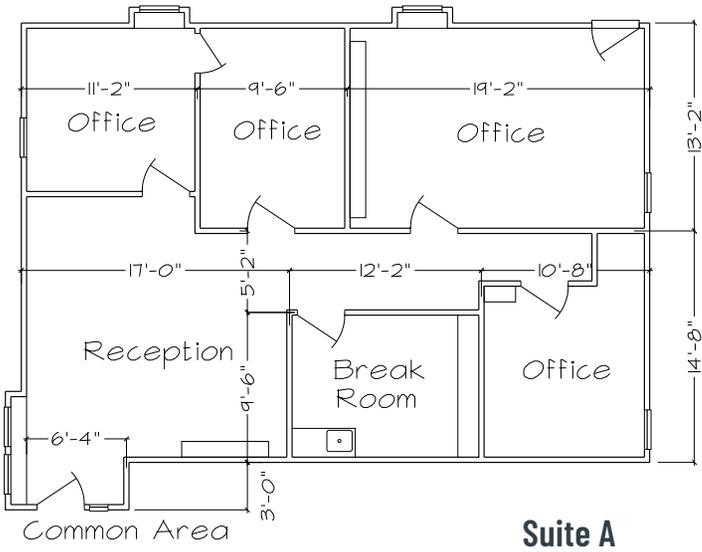


**2619 W. 6TH ST., LAWRENCE, KS**

# 2619 W. 6TH ST.

Building Size	6,400 SF*
Lot Size	19,440 SF
Zoning	CS
Year Built	1982 (Common areas & most offices have recently been renovated)
Sale Price	\$570,000
Cap Rate	10%
# of Floors	Two-story (main level and walk-out lower level)
Projected NOI	\$56,922

\*SF differs from County Appraiser's data



Lower Level



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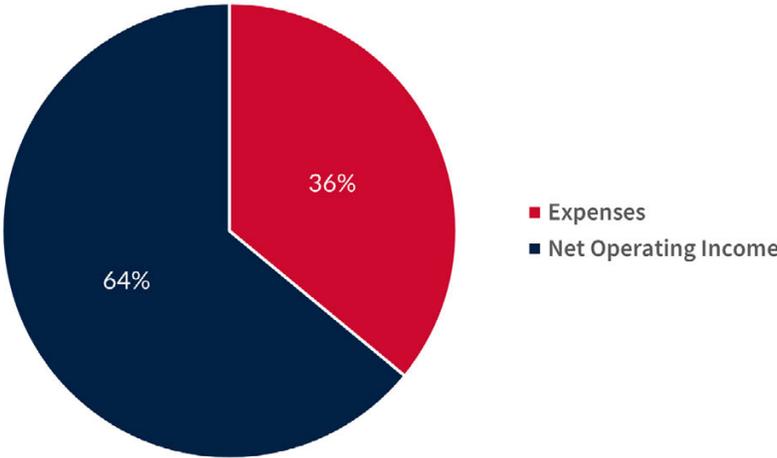
# INCOME & EXPENSE ANALYSIS

2619 W. 6TH ST.

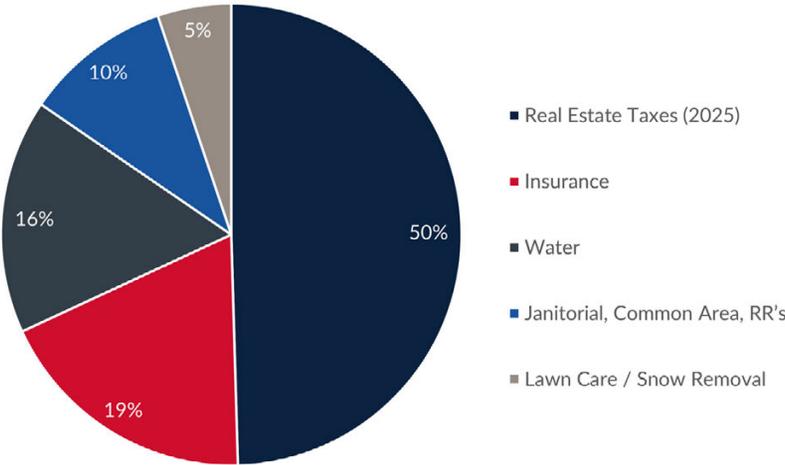
INCOME	CURRENT
Gross Income	\$88,900.00
Less Expenses	\$31,978.00
Net Operating Income	\$56,922.00

EXPENSES	CURRENT
Real Estate Taxes (2025)	\$14,429
Insurance (2024)	\$5,410
Water	\$4,782
Janitorial, Common Area, RR's	\$3,000
Lawn Care / Snow Removal (2024)	\$1,505
Repairs & Maintenance	\$2,852
<b>Total Expenses</b>	<b>\$31,978</b>

GROSS INCOME



DISTRIBUTION OF EXPENSES



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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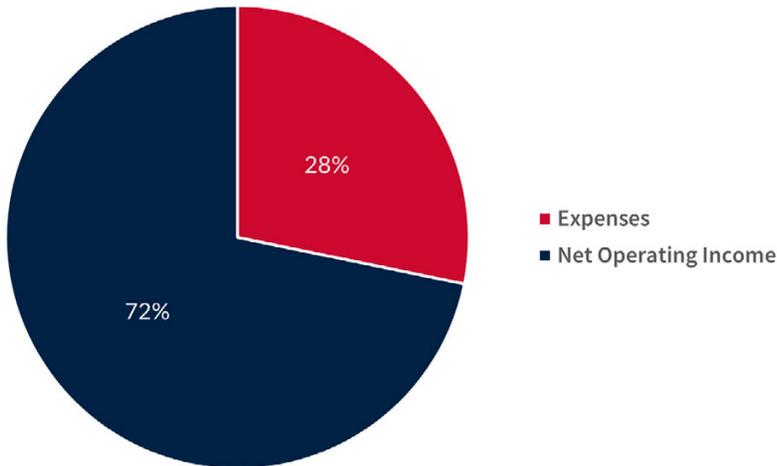
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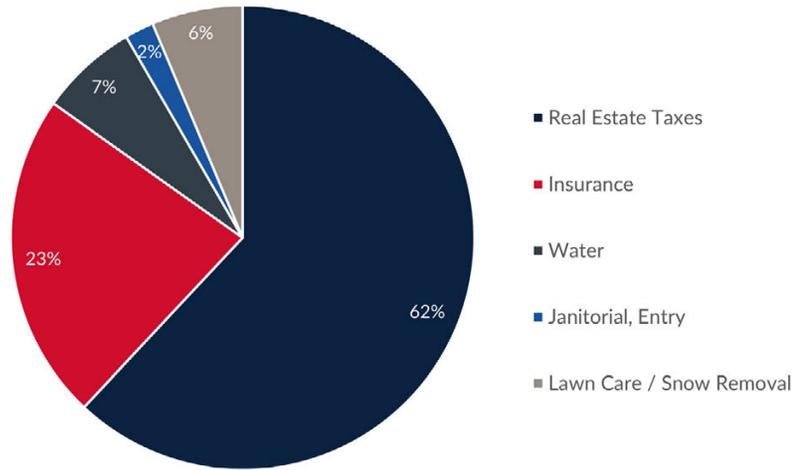
INCOME	CURRENT
Gross Income	\$86,868.00
Less Expenses	\$24,519.00
Net Operating Income	\$62,349.00

EXPENSES	CURRENT
Real Estate Taxes (2025)	\$14,695
Insurance (2024)	\$5,410
Water	\$1,616
Janitorial, Entry	\$480
Lawn Care / Snow Removal (2024)	\$1,506
Repair & Maintenance	\$812
<b>Total Expenses</b>	<b>\$24,519</b>

GROSS INCOME



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NEIGHBORHOOD AREA



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# SURROUNDING AREA



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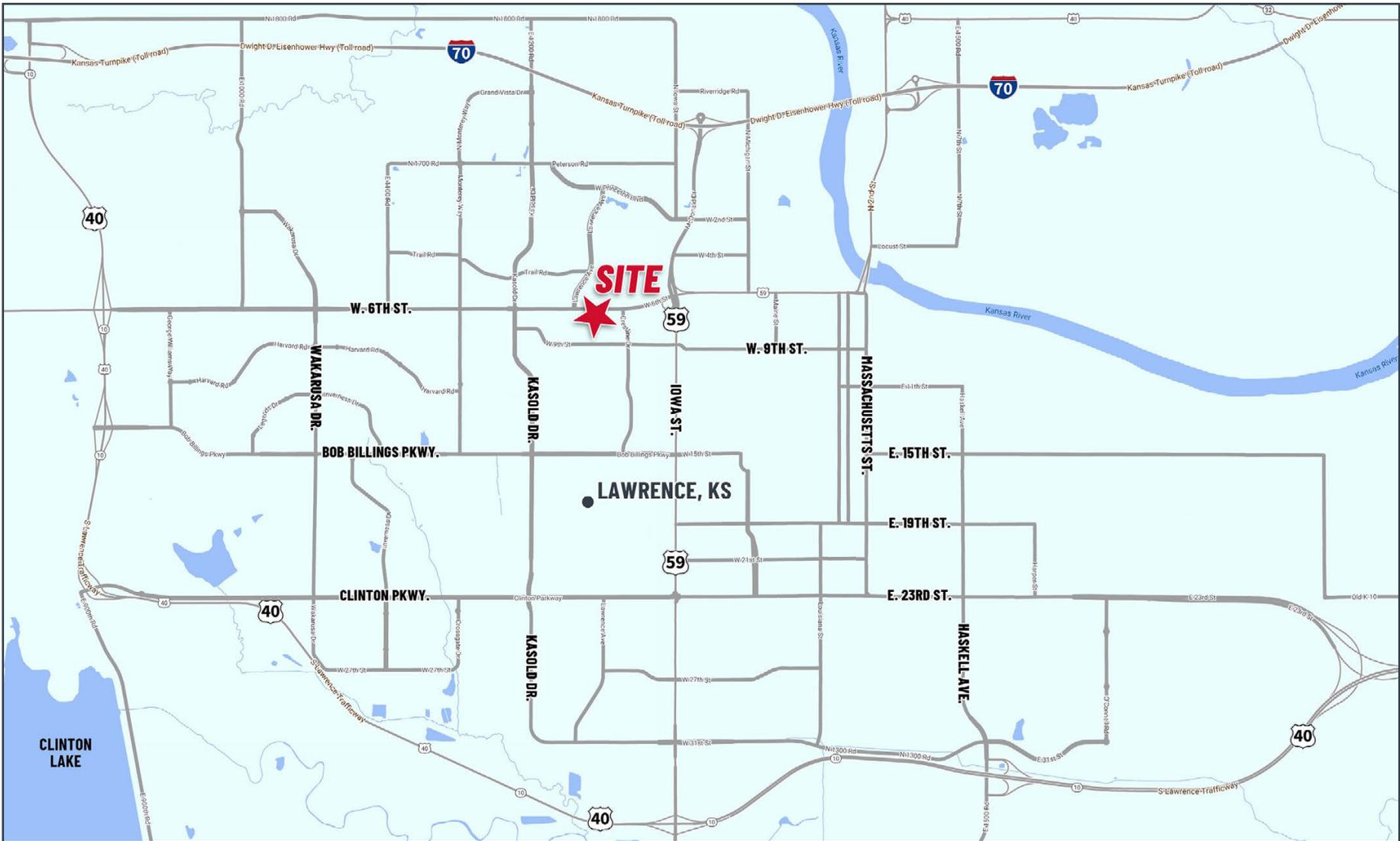


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LOCATION MAP



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## LAWRENCE, KANSAS

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.

Additionally, Lawrence has been recognized as a highly desirable place to live and work, ranking third in its size category in the Employment Destination Index, a survey of top job destinations for college graduates by the American Institute for Economic Research. In 2020, Livability.com named Lawrence one of the “Top 100 Best Places to Live” outpacing more than 1,000 cities with populations between 20,000 and 1 million. Additional rankings include fourth on Forbes’ “Best Small Places for Business & Careers” list and second on College Ranker’s list of the “50 Best College Towns to Live in Forever.”

\* United States Census Bureau

\*\*Census Reporter

## DOUGLAS COUNTY, KANSAS DEMOGRAPHICS

**2023 POPULATION\***  
120,553

**2023 AVERAGE HOUSEHOLD INCOME\***  
\$68,756

**MEDIAN AGE\*\***  
32.6

**EDUCATION (HIGH SCHOOL OR ABOVE)\*\***  
95.8%

**TOTAL BUSINESSES\***  
2,768

## MAJOR EMPLOYERS

University of Kansas	8,845
Lawrence Memorial Hospital	1,945
USD 497 Lawrence Public Schools	1,660
Berry Global	1,115
Hallmark Cards	885
City Hall - City of Lawrence	860
Amarr Garage Doors	730
Douglas County	480
Baker University	460
Maximus	450
USD 491 Eudora Schools	360



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### LISTED EXCLUSIVELY BY:



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