

MALLS SHOPPING CENTER

711 W 23RD ST, LAWRENCE, KS 66046



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- 27,000 Vehicles/Day on 23rd & 12,700 VPD on Louisiana
- Close Proximity to University of Kansas
- New Professional and Local Ownership
- Most Affordable Retail Center on 23rd St
- Join Westlake Ace Hardware, Pet World, McDonald's, Wendy's & Dunkin and in the near future Whataburger!

FOR LEASE

DEMOGRAPHICS

\$12.00 - 14.00/SF NNN

NNNs only \$3.65/SF

	1 Mile	3 Mile	5 Mile
2019 POPULATION	13,343	79,602	95,322
MED HOUSEHOLD INCOME	\$41,421	\$43,599	\$50,261



Ryan Schulteis

Office: 913-945-3741
Mobile: 785-766-6712
Email: ryans@reececommercial.com
Main Office: 913-652-4300

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2020

FLOOR PLAN

MALLS SHOPPING CENTER, 711 W 23RD ST, LAWRENCE, KS 66046



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



Suites

30 Eco Clean Ellie's	29 Available 1,900 SF	28 Tabacco Mart
-------------------------------	-----------------------------	-----------------------

1	9,547 SF
2	
3 4	
5	Available 2,366 SF
6	Next Level Rising 2,500 SF
7	Available
8	3,500 SF
9	Level Up Robotics 2,000 SF
10	Lawrence Laundry 4,600 SF
11	Available - Former Sarpino's Pizza 2,200 SF
13	The Liberating Word of God Ministries
Contractor Offices 14	Available 2,000 SF
15	Casa Azteca Mexican Market 6,000 SF

			Available	Available	YG Nagoya	
19	20 600 SF	21 894 SF	22 4,800 SF	23 3,200 SF	24 1,992 SF	25

Ryan Schulteis

Office: 913-945-3741
Mobile: 785-766-6712
Email: ryans@reececommercial.com
Main Office: 913-652-4300

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2020

PHOTOS

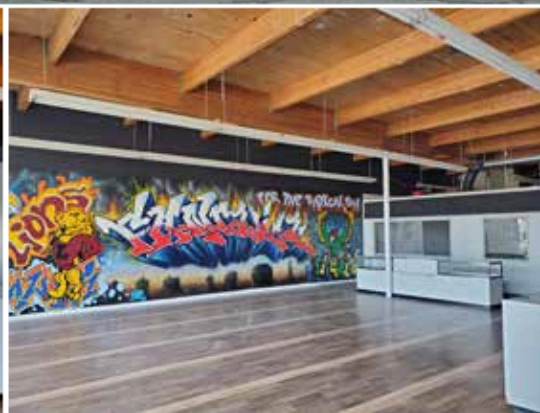
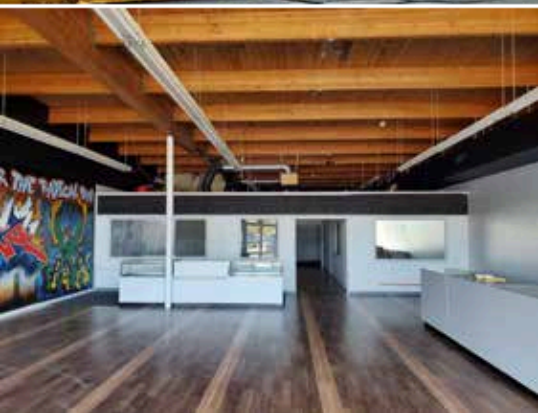
MALLS SHOPPING CENTER, 711 W 23RD ST, LAWRENCE, KS 66046



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



Ryan Schulteis

Office: 913-945-3741
Mobile: 785-766-6712
Email: ryans@reececommercial.com
Main Office: 913-652-4300

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2020

AERIAL S

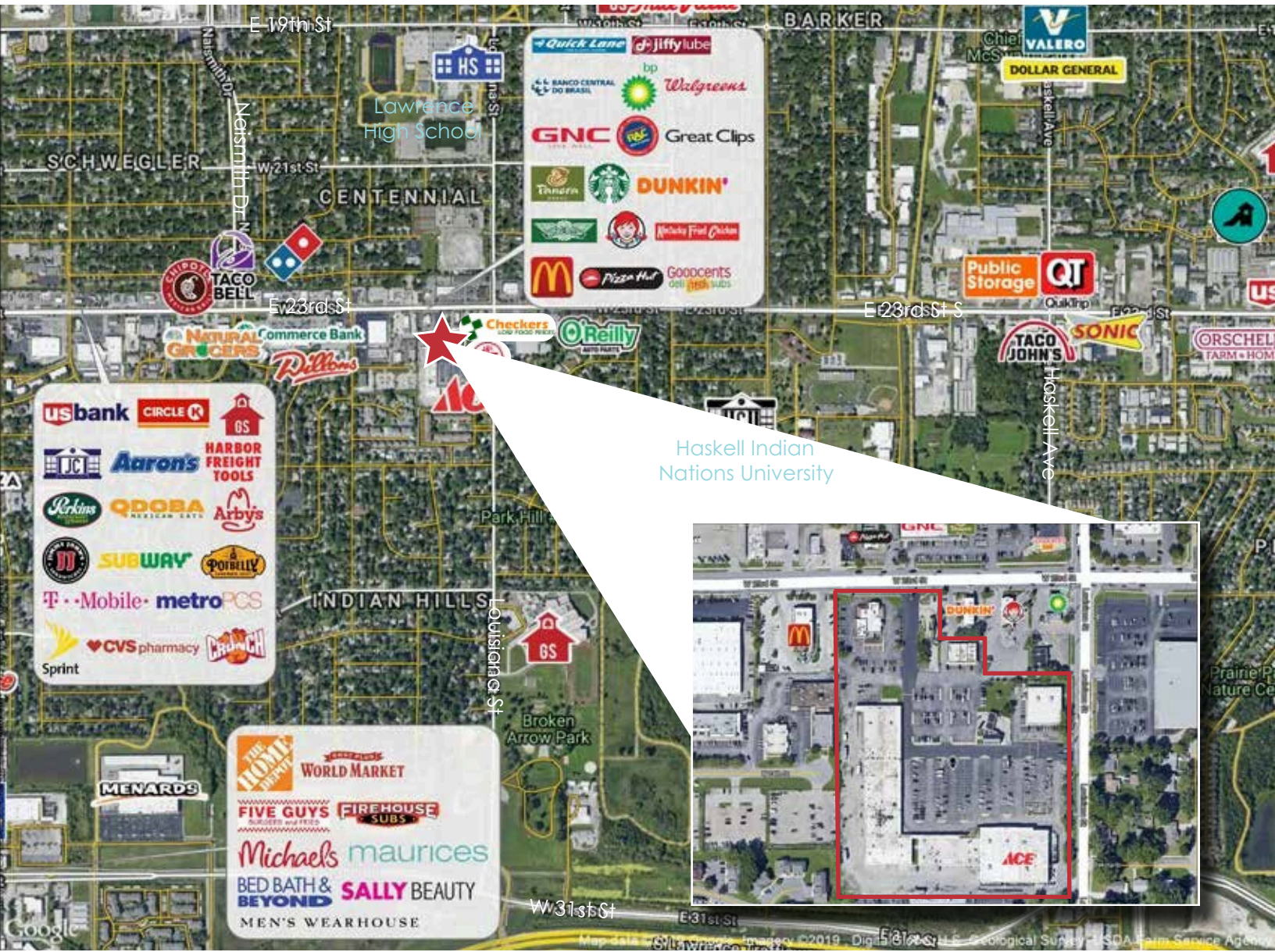
MALLS SHOPPING CENTER, 711 W 23RD ST, LAWRENCE, KS 66046



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



Ryan Schulteis

Office: 913-945-3741
Mobile: 785-766-6712
Email: ryans@reececommercial.com
Main Office: 913-652-4300

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2020