



NNN Retail Investment Opportunity

PROPERTY OVERVIEW

- 5,200 SF retail building
- NNN Lease in place with national tenant
- 5 years remain on lease with option to renew
- Prime location in Lawrence, Kansas
- Just 1.2 miles south of the University of Kansas
- Close proximity to major retail chains: Wal-Mart, Hobby Lobby, Target, and Kohl's

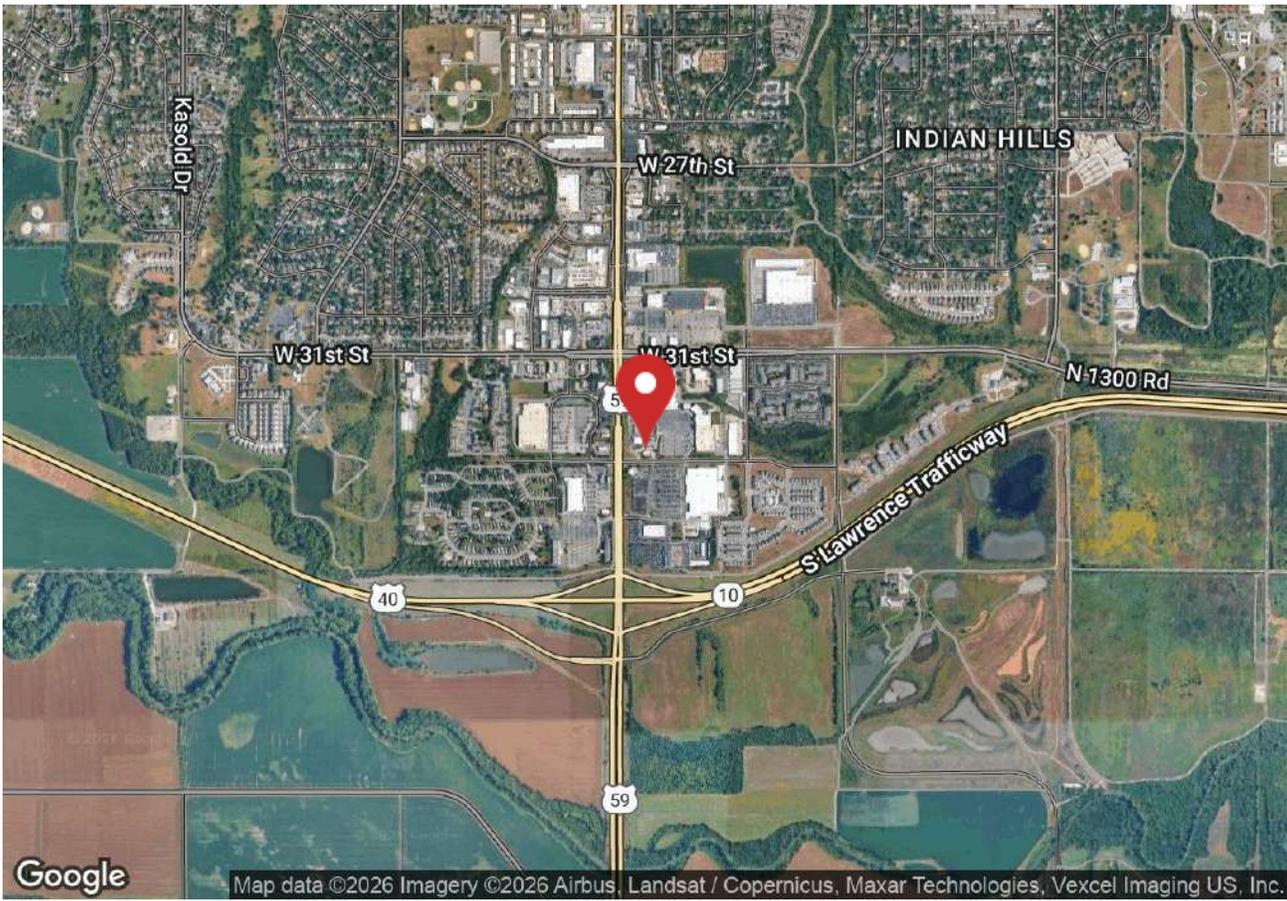
OFFERING SUMMARY

| | |
|---------------------|--|
| Sale Price: | \$3,250,000 |
| Lot Size: | 23,531 SF |
| Building Size: | 5,200 SF |
| Zoning: | CS |
| NOI: | \$183,600.00 |
| Cap Rate: | 5.65% |
| Traffic Count: | 17,800 on Iowa St (2024) |
| Daytime Population: | 2,000 - 3,500 on a 1/4 mile radius |

Kendra Streeter
405.590.7202 kendra@fleskeholding.com

Sheryl Vickers, CCIM
816.916.8400 svickers@selectsitesllc.com

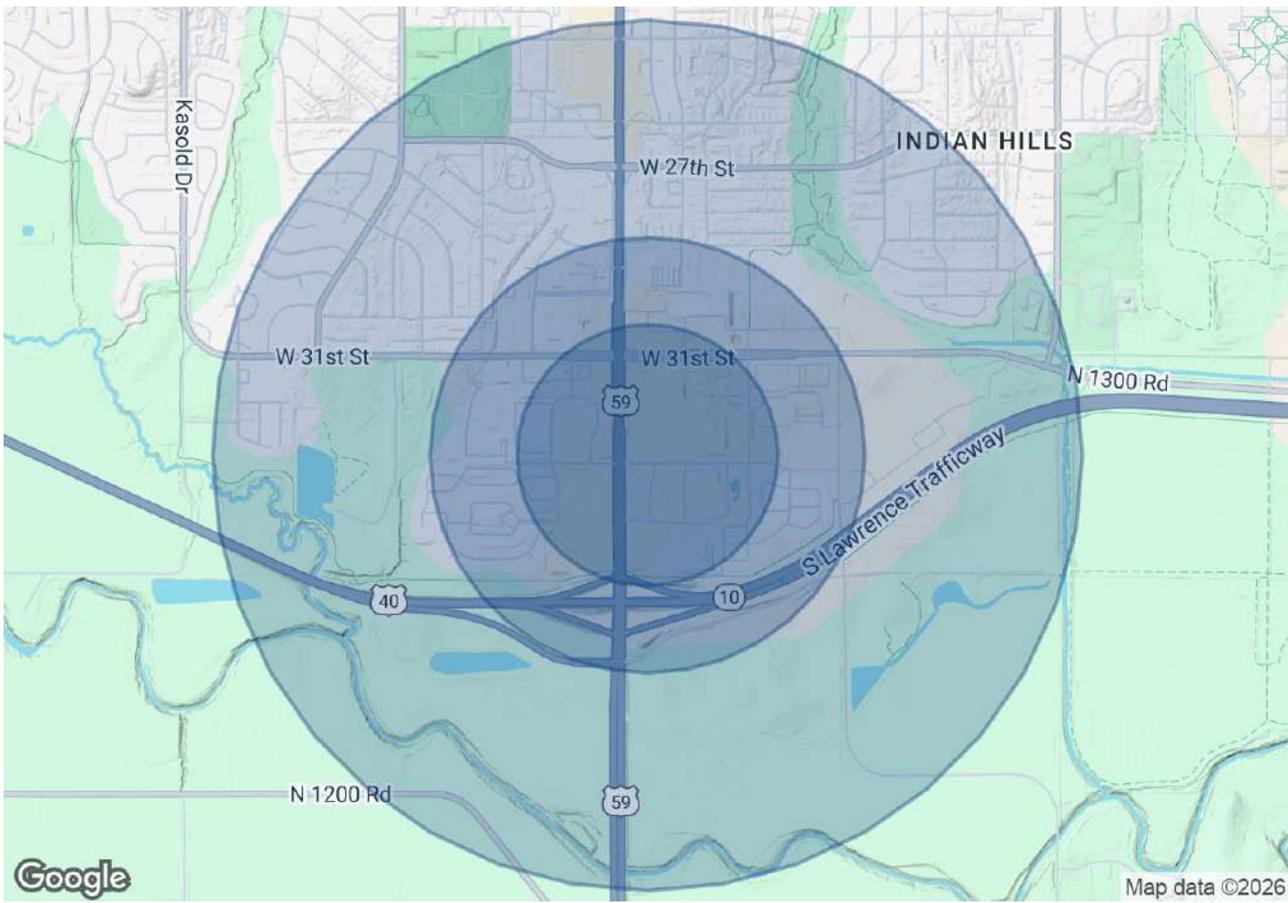




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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 505 | 2,470 | 7,417 |
| Average Age | 25 | 28 | 34 |
| Average Age (Male) | 25 | 28 | 33 |
| Average Age (Female) | 25 | 29 | 35 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 212 | 986 | 3,186 |
| # of Persons per HH | 2.4 | 2.5 | 2.3 |
| Average HH Income | \$56,394 | \$65,703 | \$68,593 |
| Average House Value | \$71,268 | \$152,691 | \$216,893 |

Demographics data derived from AlphaMap

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