



Stone Hawk Square

4300 W. 24th Place, Lawrence, Kansas

Rendering provided by Paul Werner Architects

Pad Sites for Sale

\$12 PSF

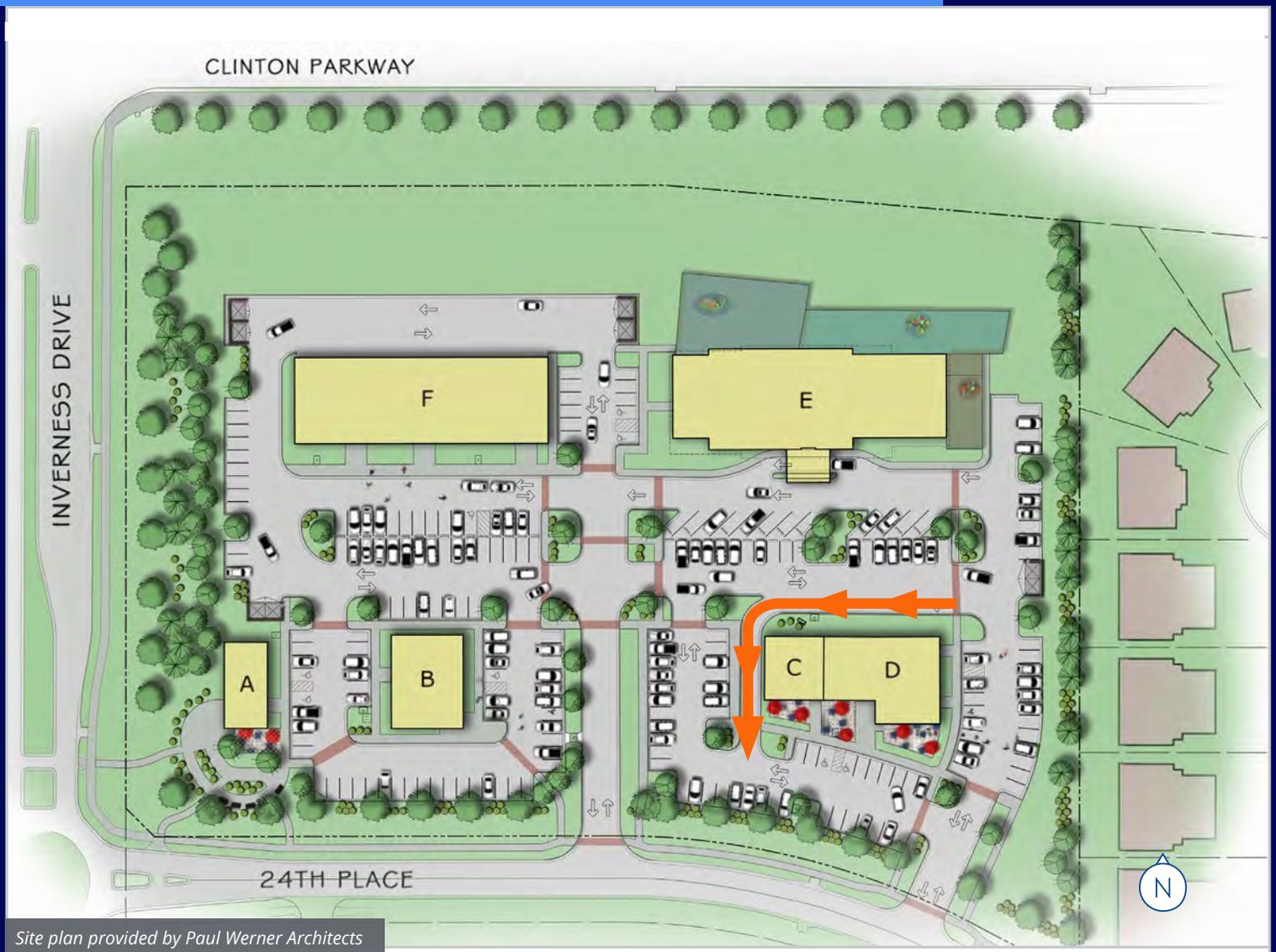
Retail Space for Lease

\$20-\$25 PSF

NNN (\$10 PSF)

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



Site	Space Available Vanilla Box Delivery: \$35 PSF TI Allowance
A	1,800 SF Retail Space for Lease: \$4,500 per month
B	Pad Site for Sale: \$12 PSF: up to 46,385 SF
C	1,800 SF Restaurant/Coffee with Drive-Thru for Lease: \$5,250 per month
D	4,500 SF Retail Space for Lease (can be demised): \$11,250 per month
E	1.7-Acre Pad Site for Sale: \$12 PSF: \$888,624
F	1.74-Acre Pad Site for Sale: \$12 PSF: \$909,532.80

Drive-Thru Available



Site C-D

Retail with Drive-Thru



Site A

24,165 VPD
Traffic Count

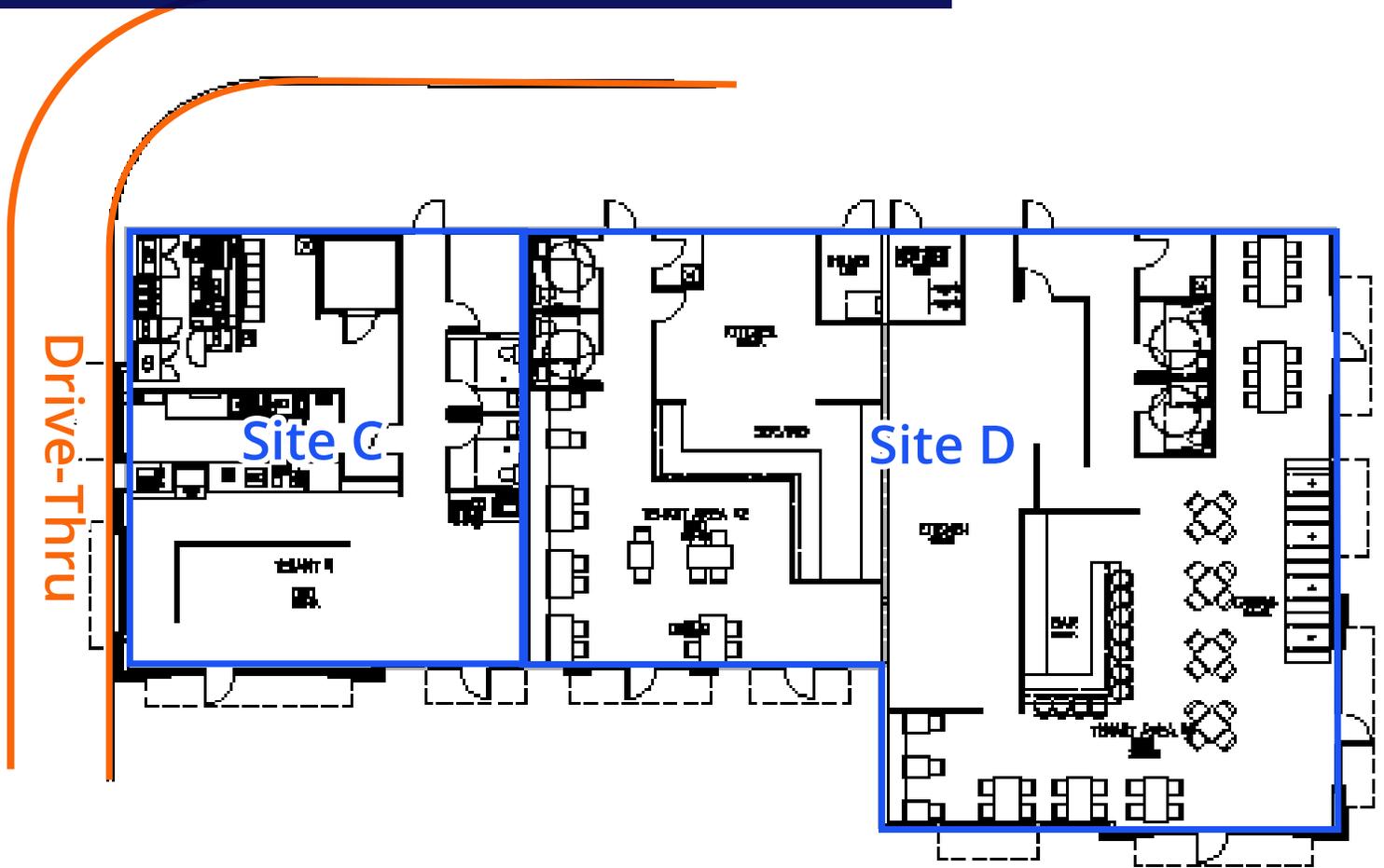
306,077 SF
Development Land

1,800-4,500 SF
Available Retail Space

M-2
Zoning

Site C-D Sample Floor Plan

Retail with Drive-Thru

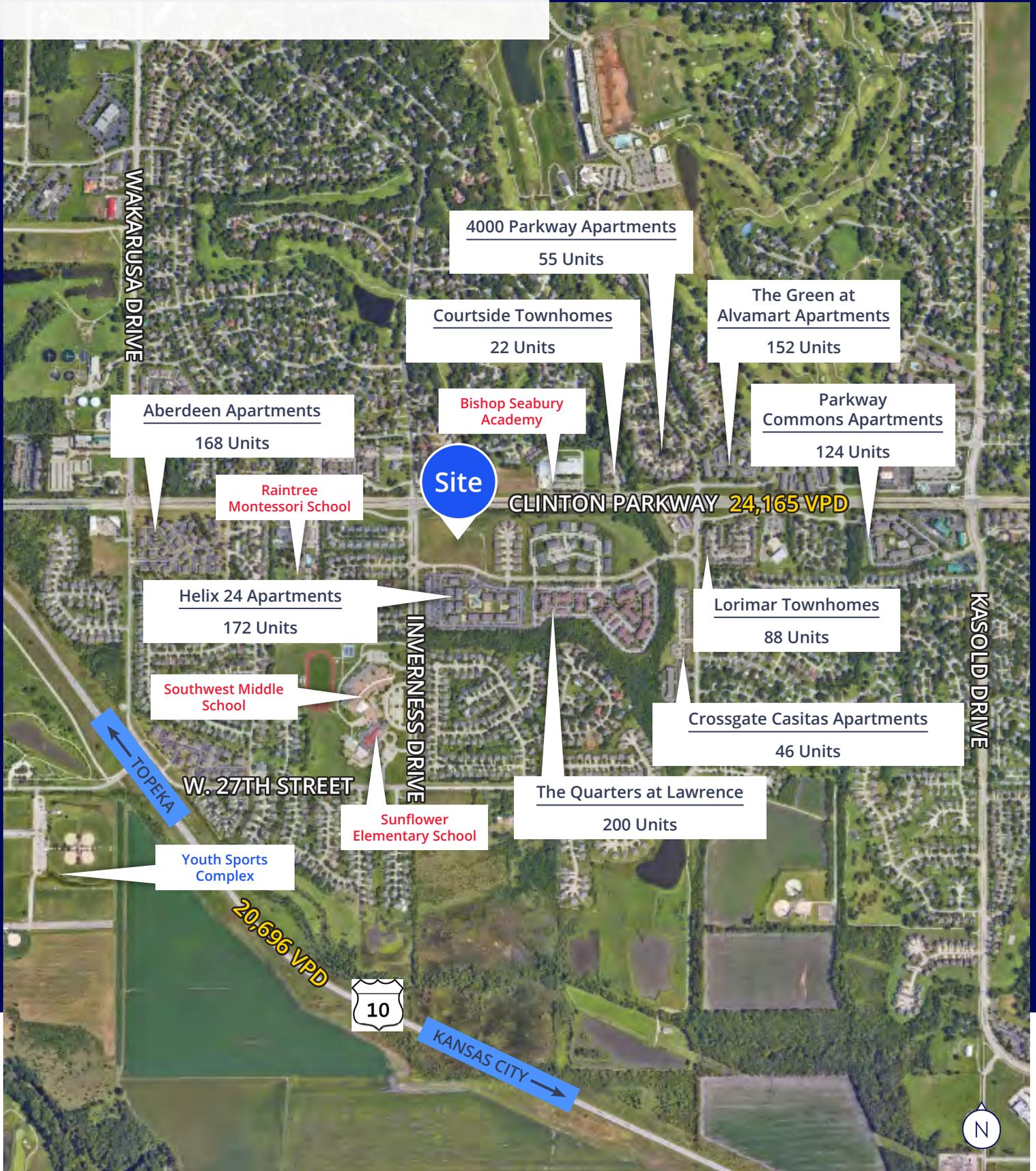


Construction Progress



Site C Drive-Thru

Property Profile



Location & Amenities

Subject Property

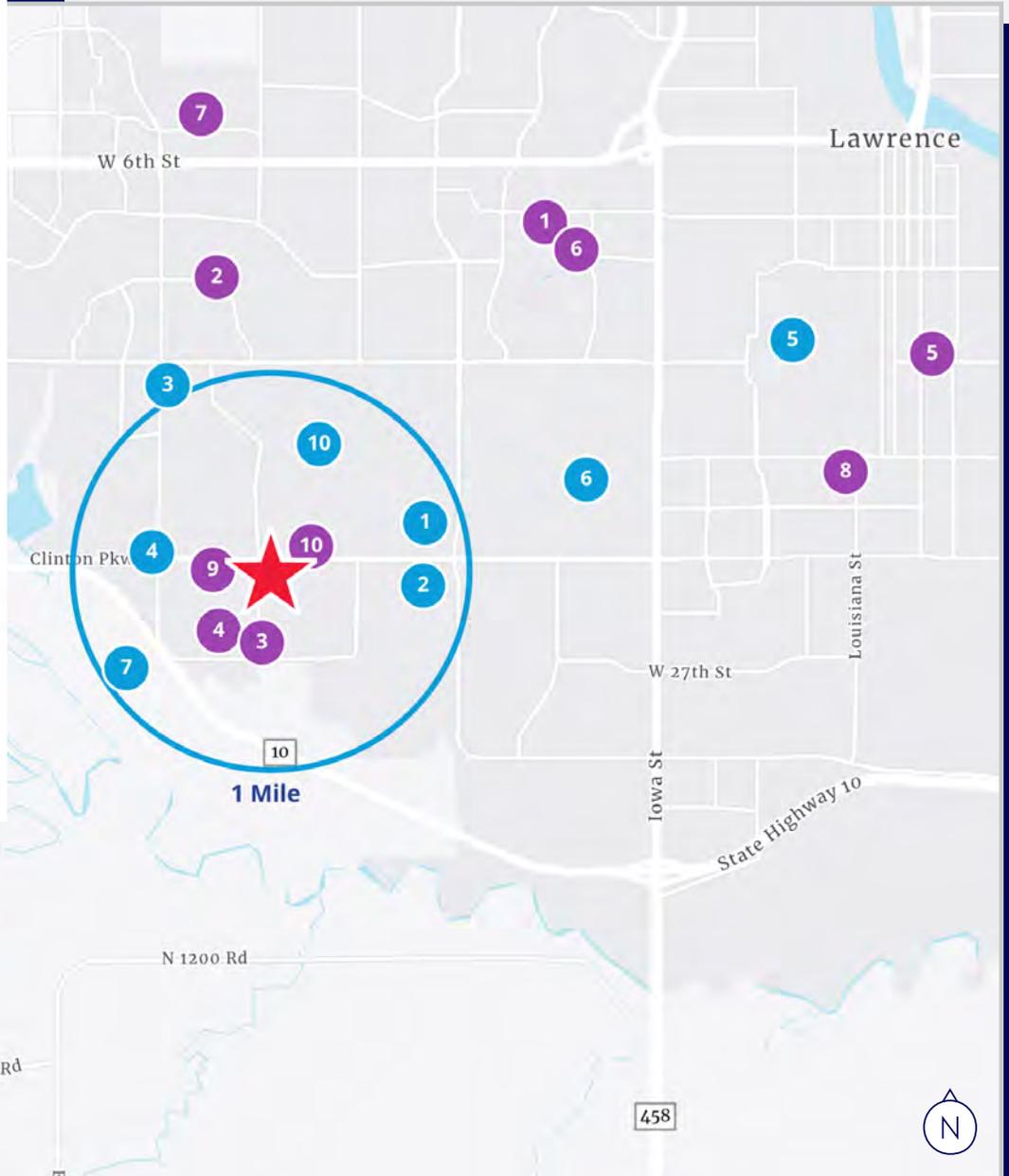
 4300 W. 24th Place

Surrounding Amenities

-  Hy-Vee Grocery Store
-  23rd Street Brewery
-  Jefferson's West
-  Clinton Parkway Nursery
-  University of Kansas
-  University of Kansas - West Campus
-  Youth Sports Complex
-  Clinton Lake
-  Clinton State Park
-  The Jayhawk Club & Golf Course

Schools

-  Sunset Hill Elementary School
-  Quail Run Elementary School
-  Sunflower Elementary School
-  Southwest Middle School
-  Liberty Memorial Central Middle School
-  West Middle School
-  Lawrence Free State High School
-  Lawrence High School
-  Raintree Montessori School
-  Bishop Seabury Academy



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



Lawrence, Kansas Overview

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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