

FOR LEASE

est. 1879

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KESSINGER HUNTER
commercial real estate

RETAIL SPACE AVAILABLE

4801 BAUER FARM DRIVE, LAWRENCE, KANSAS 66049



Property Features

- 1,845± SF retail space available
- Co-tenancy includes Jersey Mike's, Orange Leaf, Smallcakes, Great Clips, and T-Mobile
- \$105,000 average HH income within a 1-mile radius
- Exposure to 25,000 VPD with close proximity to I-70 and K-10

SPACE FEATURES

BASE RENT	\$31.00 PSF
NNN	\$15.00 PSF

For additional information, contact:

Kobi Mashnook

Retail Brokerage

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Prime Retail Location - Walmart Supercenter, Sprouts, Dillons, PetSmart, CVS, high-end apartments, strong mix of national & regional restaurants

Walking distance from Free State High School (1,777 Students)

One mile from Lawrence Memorial Hospital & Rock Chalk Park Sports Pavilion

University of Kansas presence: 28,000+ students plus 2,500 faculty/staff

West Lawrence is one of the fastest growing parts of the city and is expected to continue expanding for the next 10+ years

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	12,590	53,883	92,173
Avg. HH Income	\$104,996	\$89,671	\$77,144
# of Businesses	647	1992	4,899
# of Employees	5,082	17,587	50,346

Aerial View



Site Plan

	YOUR NEW LOCATION				
2,030 SF	1,845 SF	1,980 SF	962 SF	967 SF	2,016 SF

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