

FOR LEASE

TOWER PLAZA RETAIL

SEC 25th Street & Iowa Street | Lawrence, Kansas 66047



PROPERTY HIGHLIGHTS

- Join First Watch, Scooters, Eyemart Express, Popeyes and more
- Excellent visibility from Iowa Street with over 25,000 CPD
- Monument signage available
- Lawrence's most active retail corridor
- 1 Mile from the University of Kansas with nearly 30,000 full time students
- 1.1 Acre pad site available for ground lease or build-to-suit



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800 W. 47th Street, Suite 517

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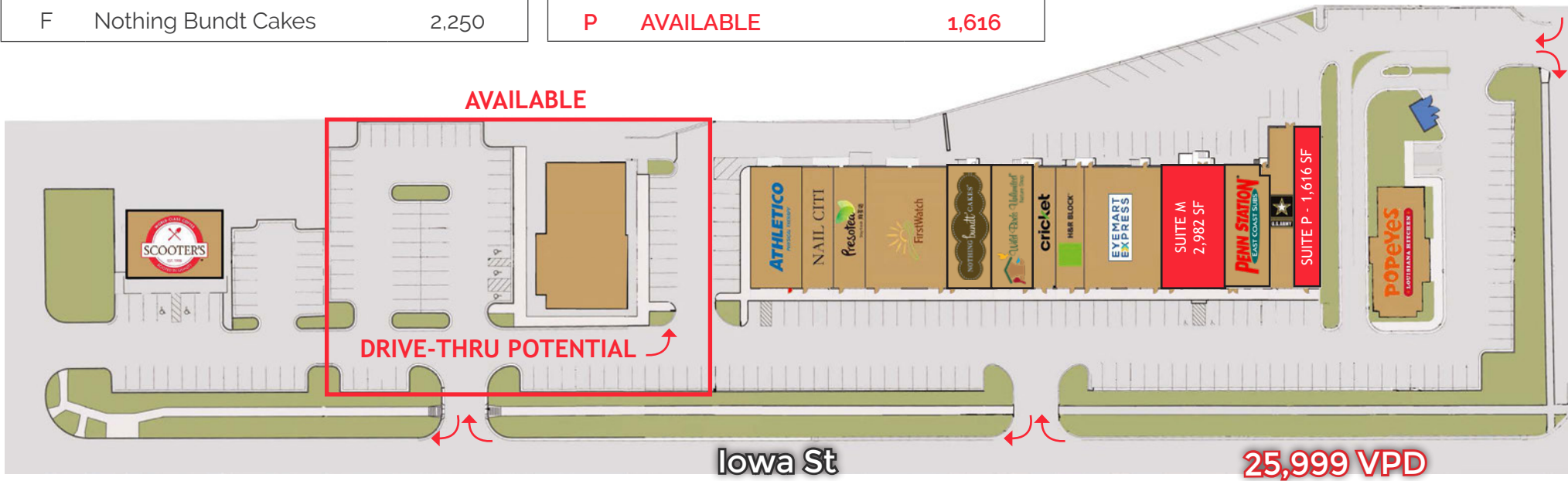
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CURRENT TENANTS & AVAILABLE SPACES

Suite	Tenant Name	SF
25	Scooters LTP	2,400
2520	AVAILABLE	5,000
2560	Popeye's Chicken	2,779
A	Athletico Physical Therapy	2,414
B	Nail Citi	1,500
C	Presotea	1,521
D	First Watch	3,705
F	Nothing Bundt Cakes	2,250

Suite	Tenant Name	SF
G	Wild Birds Unlimited	1,875
H	Cricket Wireless	1,200
J	H&R Block	1,354
K, L	Eyemart Express	3,680
O	US Armed Forces	1,582
M	AVAILABLE	2,982
N	Penn Station Subs	2,007
P	AVAILABLE	1,616



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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AREA DEMOGRAPHICS	3 mile	5 mile
2022 Population	74,317	102,433
Avg Household Income	\$73,517	\$82,358
Daytime Population	44,625	54,542

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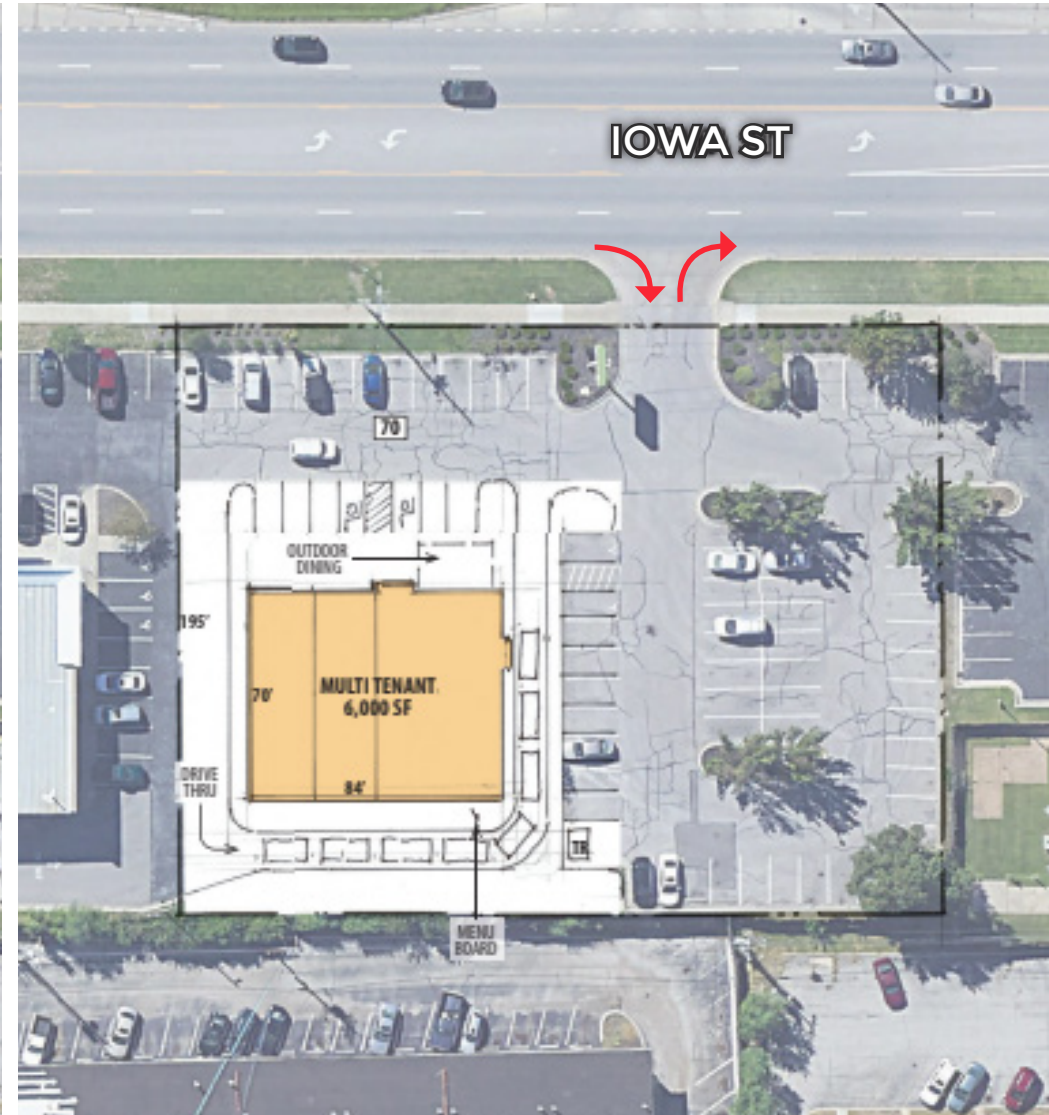
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CONCEPTUAL SITE PLANS



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