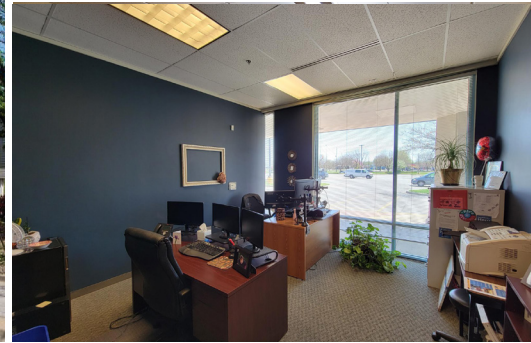


1025 N. 3RD ST.

LAWRENCE, KS 66044



HIGHLIGHTS

- NNNs are Only \$4.20/SF
- 5,000 SF to 17,000 SF Available
- 17,000 SF Former Call Center can be reduced in size
- Pad Site or Build-To-Suit also Available
- SWC of I-70 & Hwy 59
- Easy Access for Commuters
- Join Dollar Tree/Family Dollar, Kansas DMV, & Protection One Inc.
- One of the Most Affordable Centers in Lawrence
- Professionally Maintained and Managed

FOR LEASE

\$9.50/SF Base Rent

\$4.20/SF NNNs

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 POPULATION	2,420	45,996	95,043
2019 AVG HOUSEHOLD INCOME	\$54,675	\$59,104	\$67,439

TRAFFIC COUNTS

I-70	33,500 Vehicles/Day
HWY 59	14,800 Vehicles/Day

Ryan Schulteis

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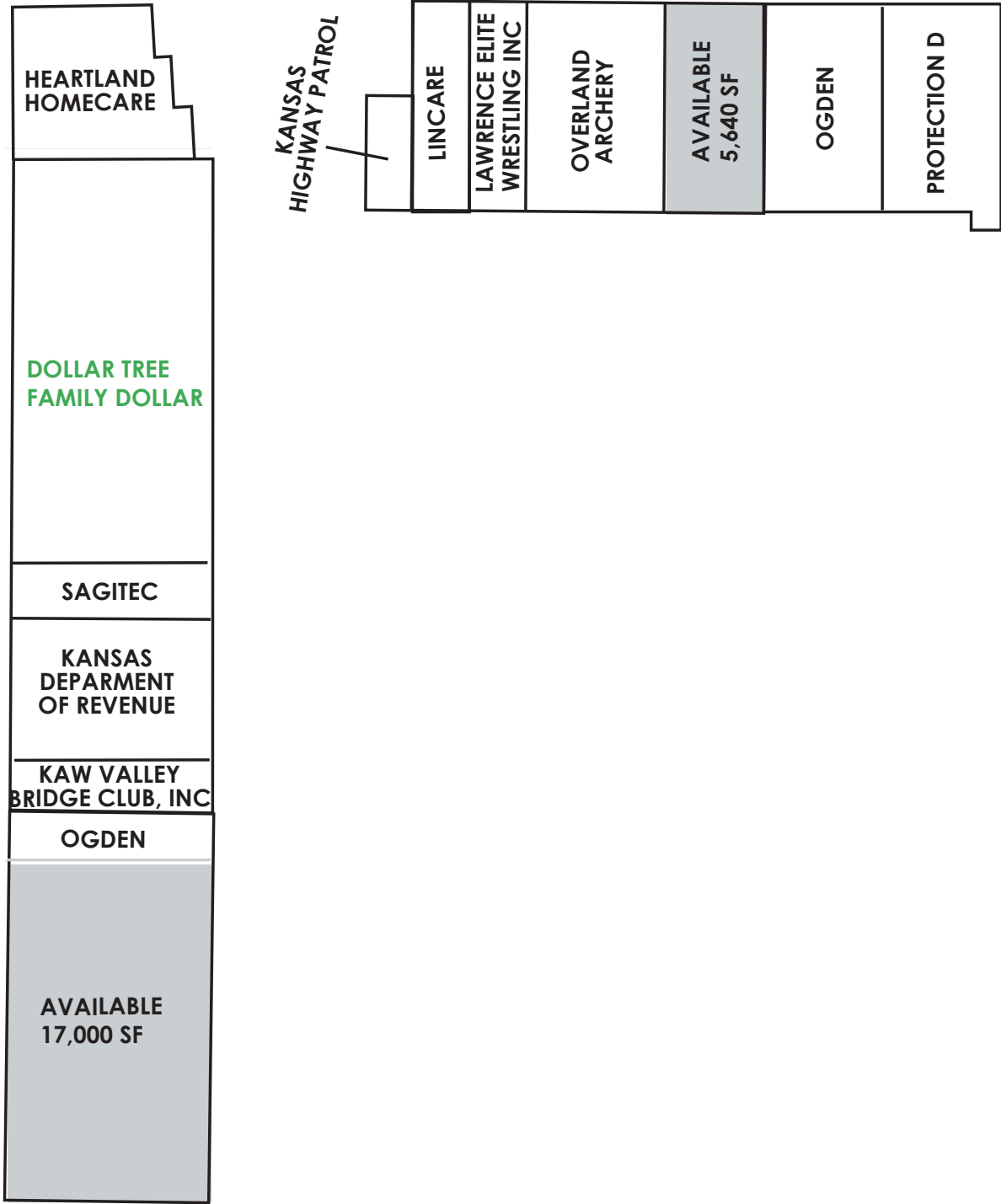
Mobile: 785-766-6712

Email: ryans@reececommercial.com

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SITE PLAN

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FLOOR PLAN

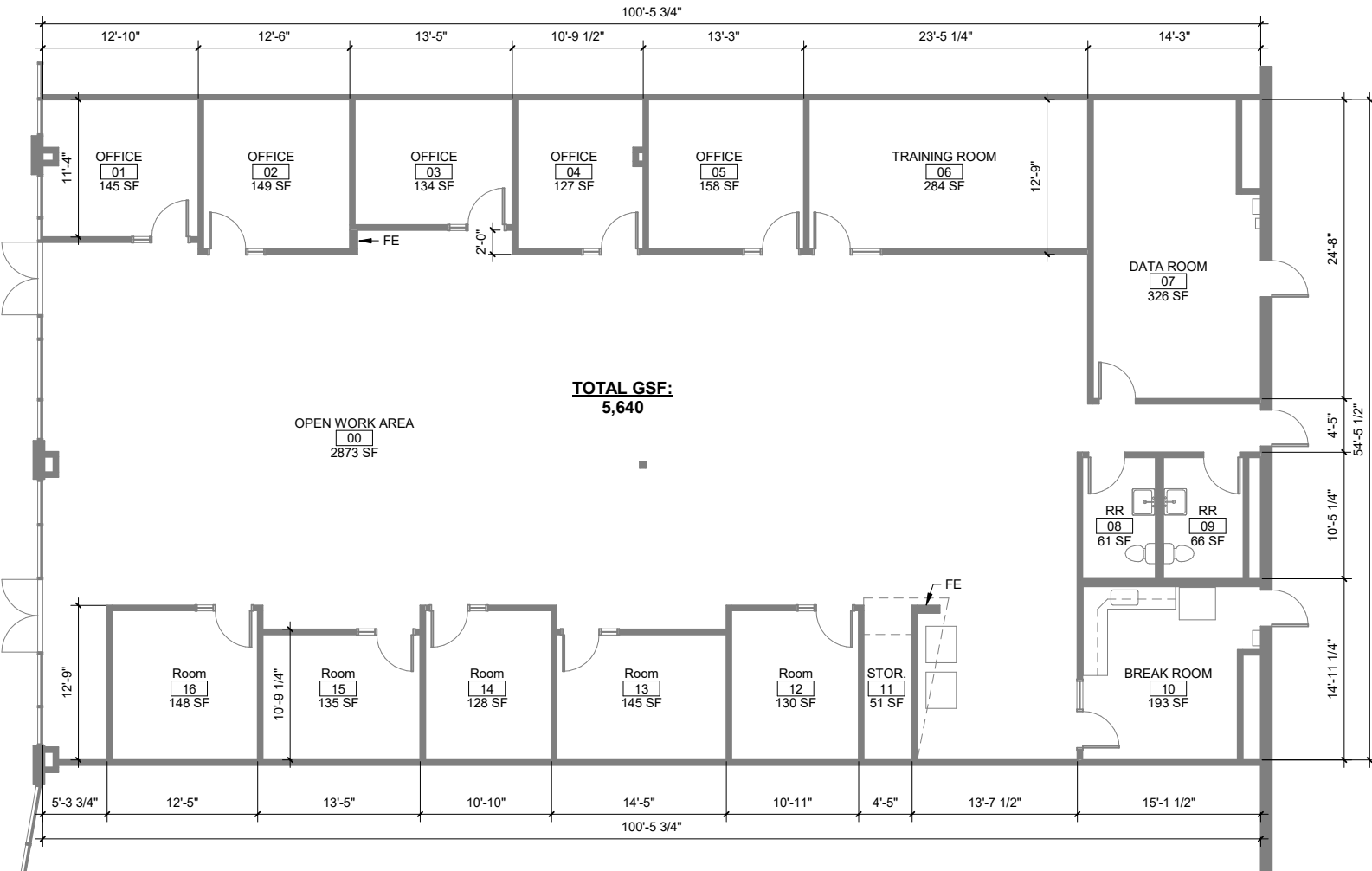
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a Berkshire Hathaway Affiliate



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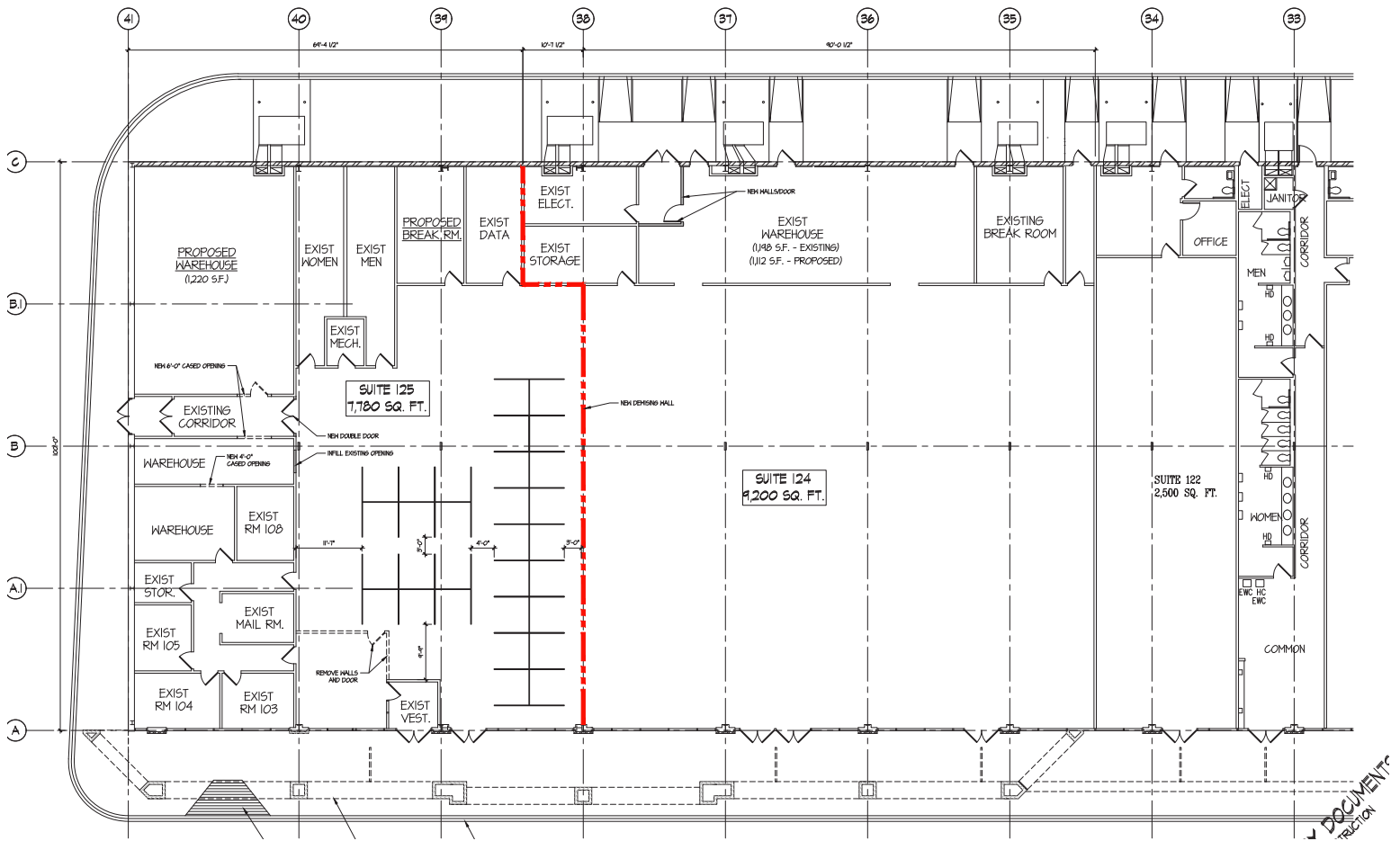
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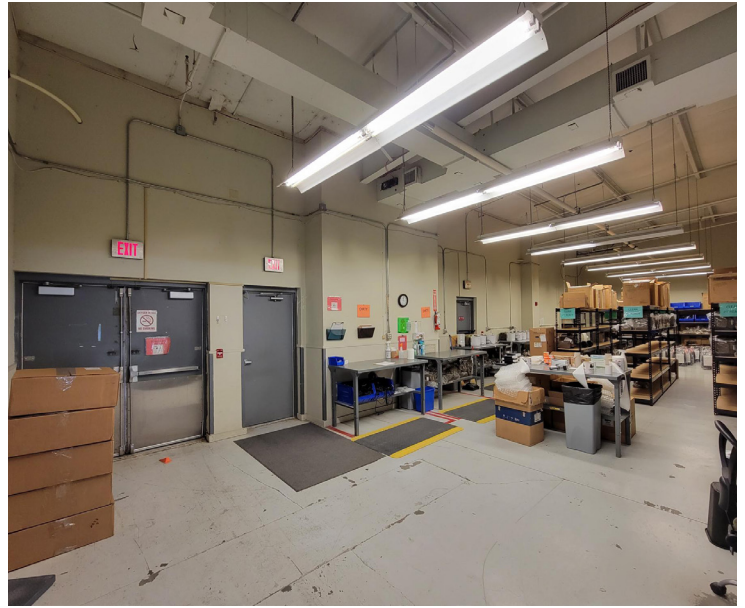
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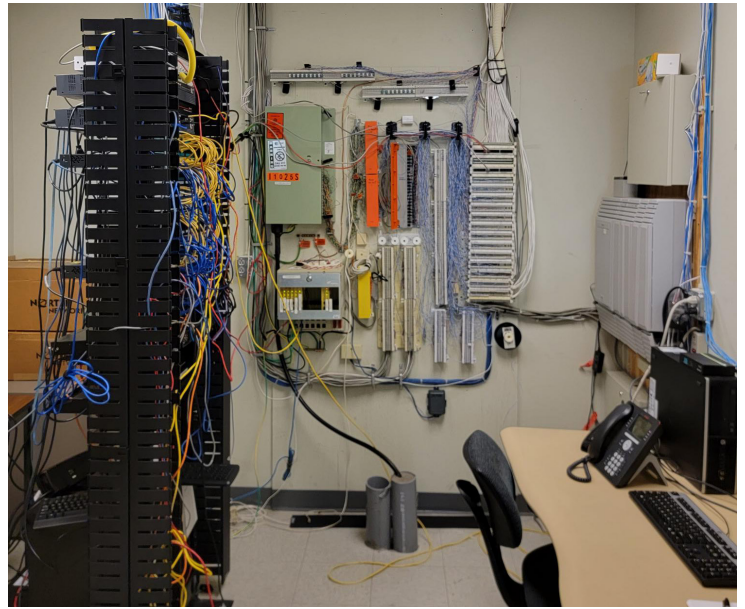
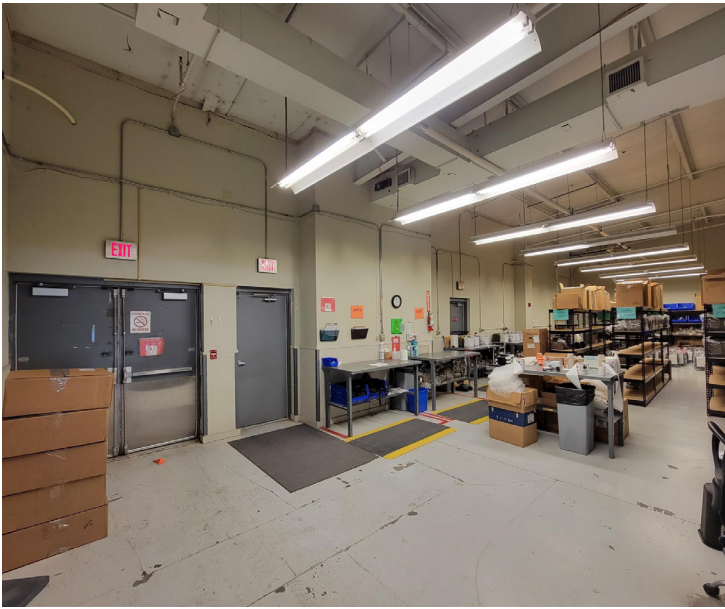
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AERIALS

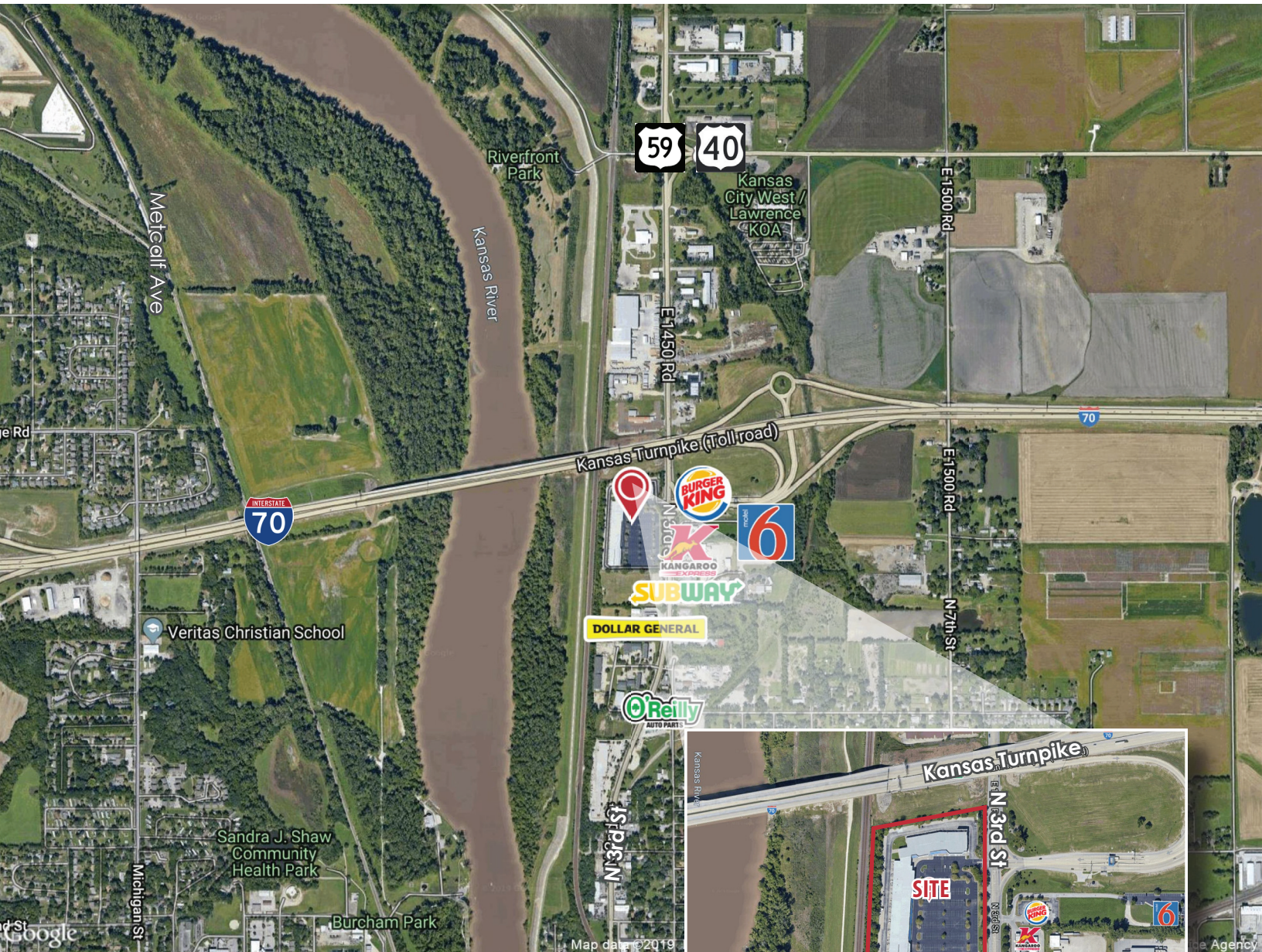
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