



# 2ND GEN RESTAURANT BUILDING FOR LEASE

3080 IOWA ST • LAWRENCE, KS

WESTON BUCKLEY  
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## PROPERTY HIGHLIGHTS

- **Located at Lawrence’s #1 intersection**
- 1.36 AC lot with 6,153 SF 2nd gen restaurant for lease
- Maximum visibility on the hard corner of 31<sup>st</sup> and Iowa St with 23,000+ CPD
- Cross parking with 97 spaces in lot
- Anchored by Best Buy and Home Depot
- Located in strong retail corridor with Target, Walmart Supercenter, World Market, TJ Maxx, Michael’s, Ross, Kohl’s, and Hobby Lobby

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	10,927	60,267	97,617
Avg. HH Income	\$59,043	\$70,049	\$83,122
# of Businesses	427	2,022	3,838
# of Employees	6,008	34,883	59,249



**BUILDING SIGNAGE AVAILABLE**



**Rock Chalk Park**  
Home of KU Track, Softball, Soccer, and Tennis Facilities + Sports Pavilion Lawrence

**Freestate Highschool**  
-1,700 Students-

**Lawrence Country Club**

**Mass Street**  
URBAN OUTFITTERS ACME  
BALLY HOUSE  
Slyce n' Madjigs  
FREE STATE  
JEFFERSON'S  
FAT SHACK  
THE ROOST

**West Middle School**

**Lawrence High School**

**Clinton Pkwy**

26,468 CPD

**23rd St**

**SITE**

**Pine Ridge Plaza**