



3220 Iowa St, Lawrence, KS 66046



PROPERTY HIGHLIGHTS

- 5,200 SF retail building
- NNN Lease in place with national tenant
- 5 years remain on lease with option to renew
- Prime retail location in Lawrence, Kansas
- Just 1.2 miles south of the University of Kansas
- Close proximity to major retail chains, including WalMart, Hobby Lobby, Target, Kohl's

OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	5,200 SF
Lot Size:	23,531 SF
NOI:	\$183,600.00
Cap Rate:	5.65%
Traffic Count:	17,800 on Iowa St (2024)
Daytime Population:	2,000 – 3,500 on a 1/4 mile radius

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	505	2,470	7,417
Average Age	25	28	34
Average Age (Male)	25	28	33
Average Age (Female)	25	29	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	212	986	3,186
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$56,394	\$65,703	\$68,593
Average House Value	\$71,268	\$152,691	\$216,893

Demographics data derived from AlphaMap

