

1025 N. 3RD ST.

LAWRENCE, KS 66044



HIGHLIGHTS

- NNNs are Only \$4.31/SF
- 3,000 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

\$9.00-\$12.00/SF Base Rent
\$4.40/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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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2019

SITE PLAN

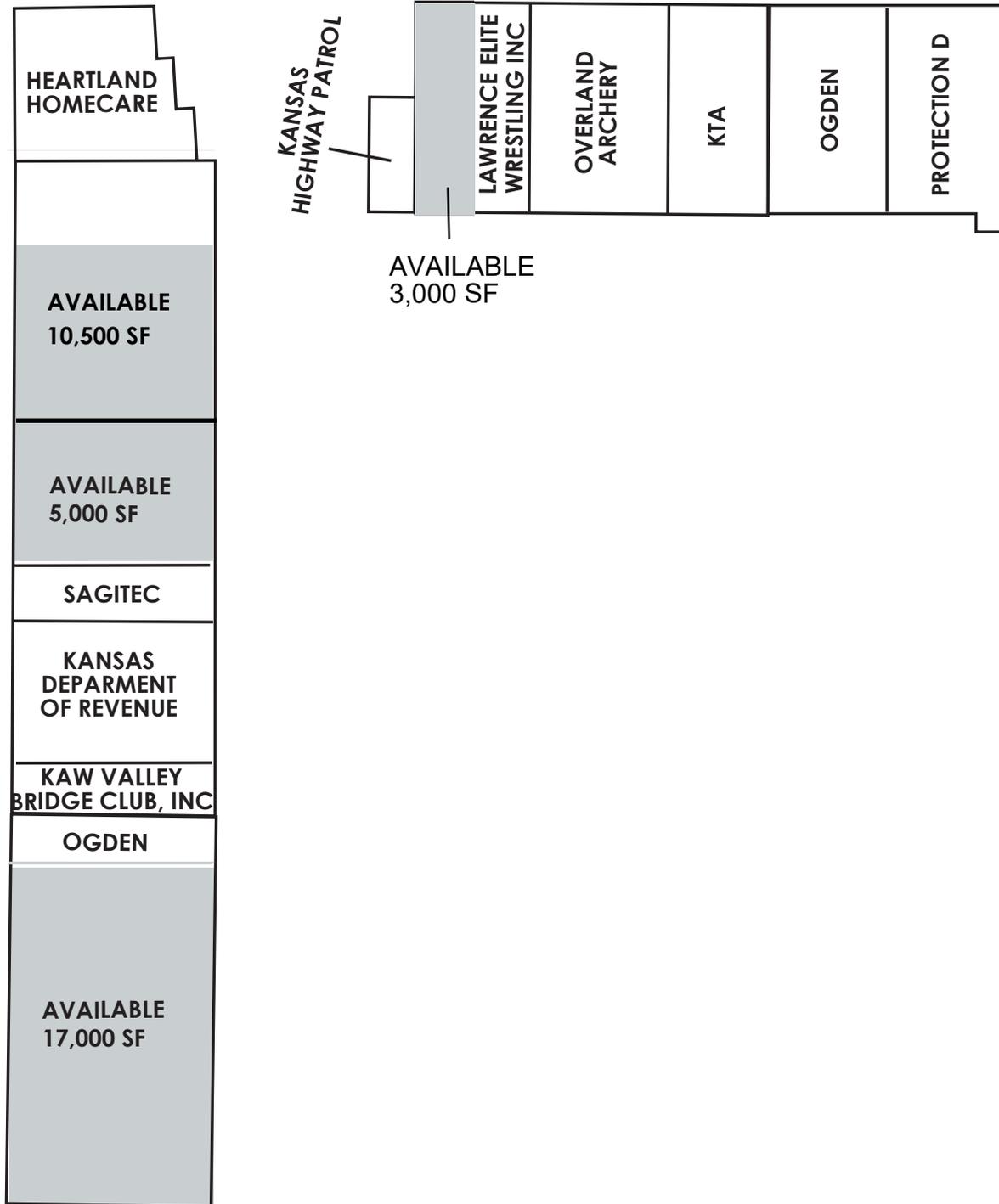
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REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



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FLOOR PLAN

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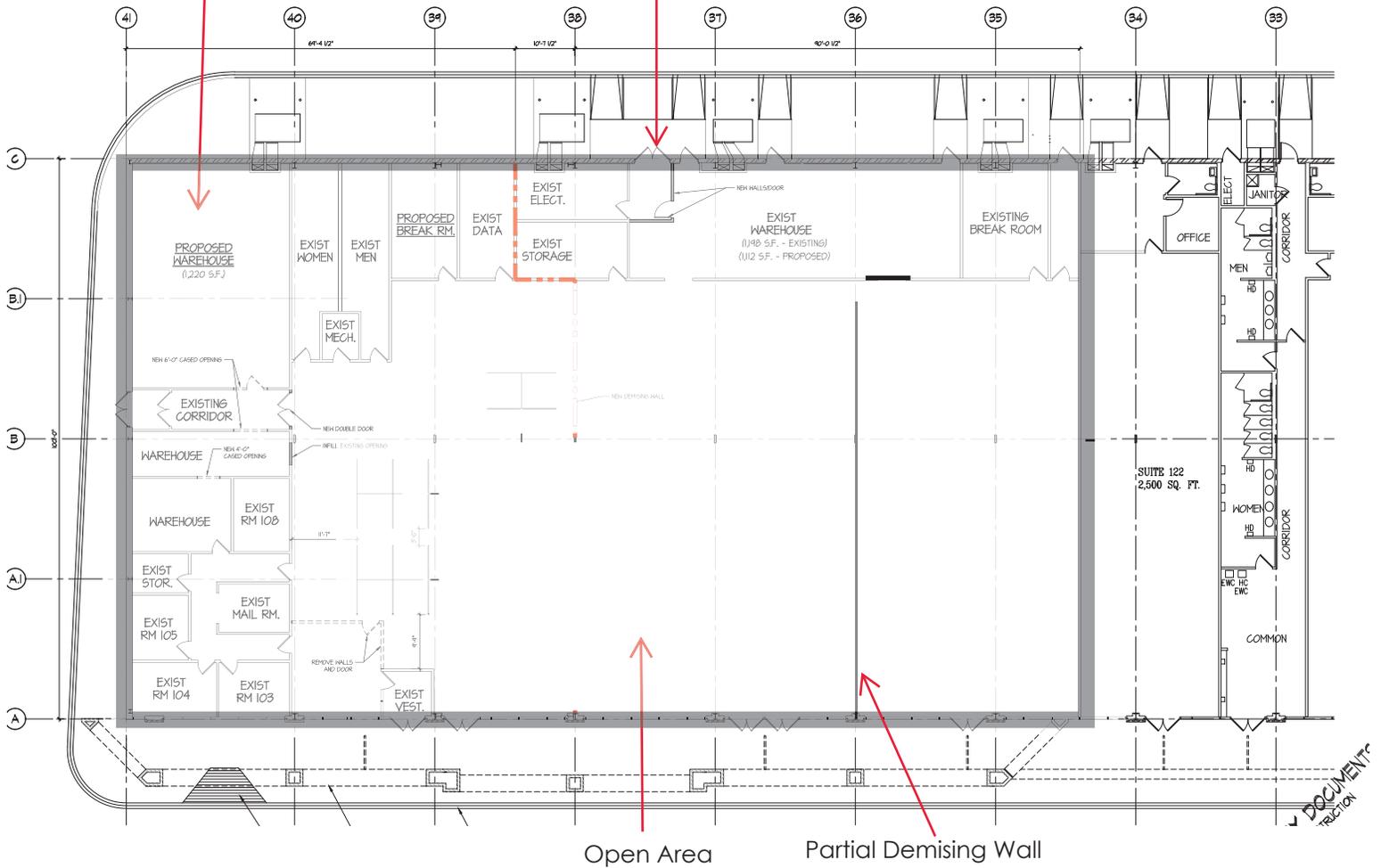
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17,000 SF

Breakroom

Double Doors (can be made into overhead door)



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PHOTOS

1025 N. 3RD ST., LAWRENCE, KS 66044

Open Area facing West



Southeast Corner Office



Open Area Facing Northeast



West Side Double Doors



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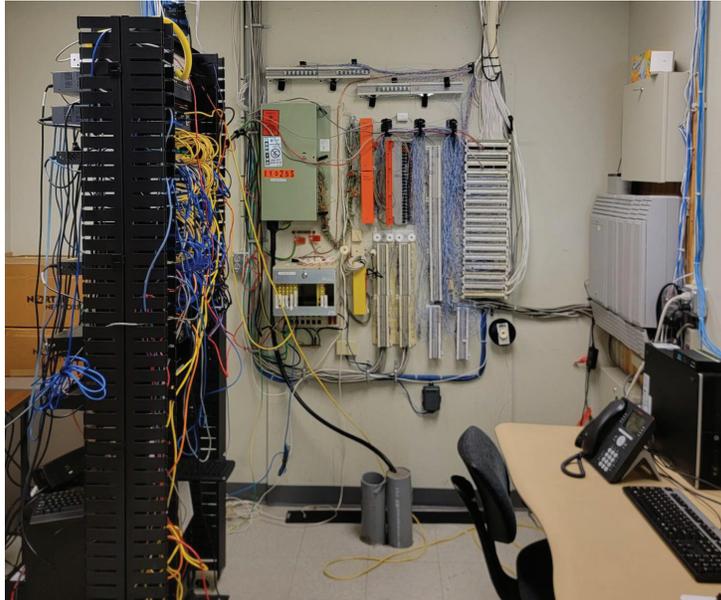
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Data Room



Southwest Corner Break Room



Open Area facing Southeast



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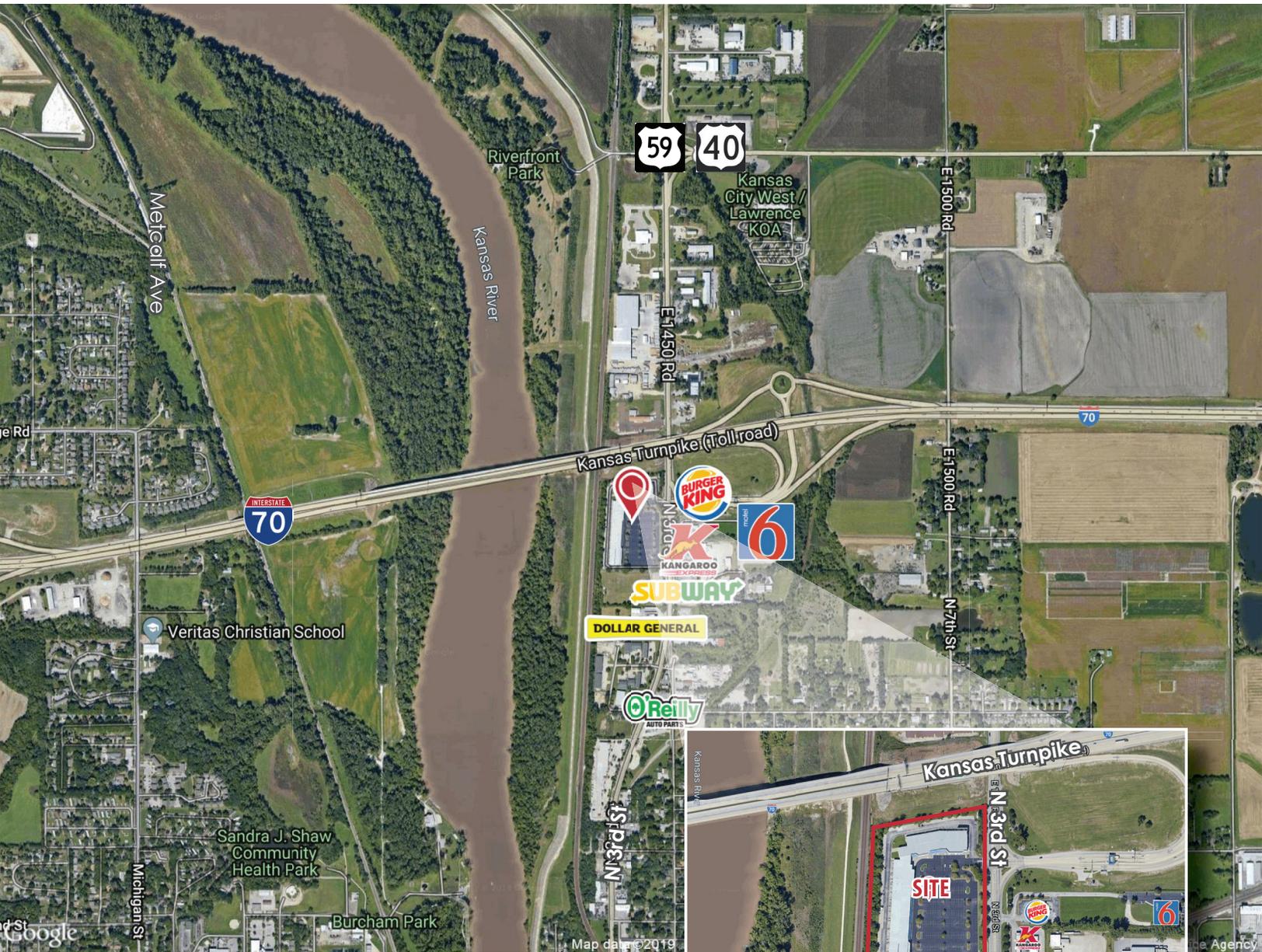
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AERIALS

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