




# FORMER FAMILY DOLLAR/ DOLLAR TREE

1025 N. 3rd St. | Lawrence, KS 66044  
FOR SUBLEASE CONTACT BROKER



**AVAILABLE SPACE**  
10,502± SF

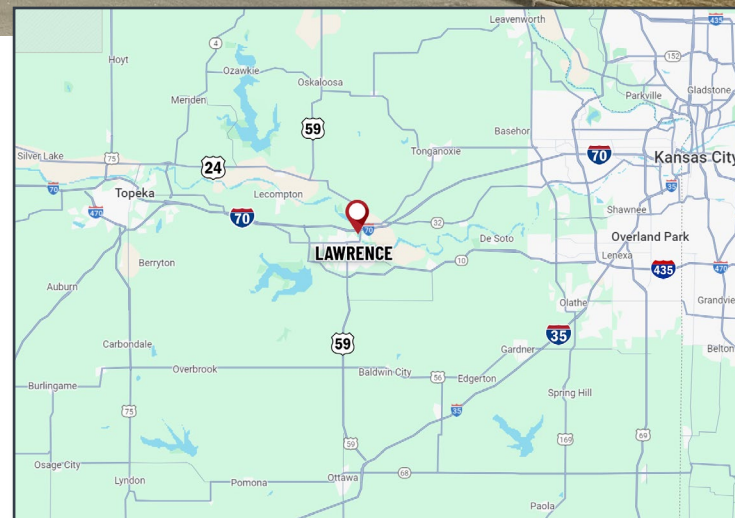
**PARKING**  
AMPLE DOOR SIDE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	2,118	2,311	2,456
 AVG. HH INCOME	\$92,837	\$92,058	\$90,883
 MEDIAN AGE	41.9	42.0	42.4

 **TRAFFIC COUNTS**  
APPROX. 1,709 VPD @ 3RD ST. & I-70

## PROPERTY HIGHLIGHTS

- Second generation retail space available for sublease.
- Great location and visibility.
- Large concrete parking lot.
- Area tenants include:



Offered exclusively by: **Grant Tidemann, SIOR**  
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**Austin Swisher, CCIM**  
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