

# 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

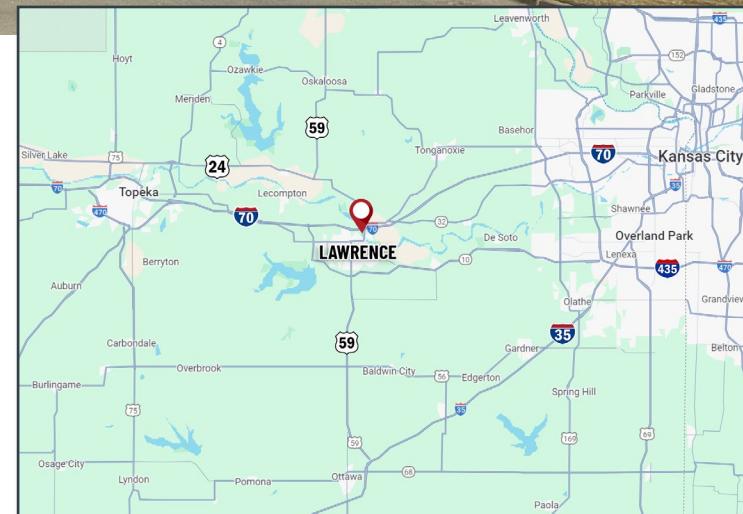
TRAFFIC COUNTS  
APPROX. 1,709 VPD @ 3RD ST. & I-70

## PROPERTY HIGHLIGHTS

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



**LJWORLD.com**  
LAWRENCE JOURNAL-WORLD



Offered exclusively by: **Grant Tidemann, SIOR**  
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All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification.

Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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