



LEASE RATE: \$22/SF NNN | 1,086 SF - 6,802 SF SPACES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,783	61,204	100,440
Avg. Household Income	\$61,538	\$75,682	\$93,961

- Join Target, Home Depot, Walmart, Best Buy, Kohl's, Old Navy, TJ Maxx, Michaels, Famous Footwear, and many others
- Outstanding visibility and access
- Strongest retail market in Lawrence with year round traffic
- Lawrence is 25 minutes from Johnson County and home to 35,000 University of Kansas students
- [View 1,334 SF Suite C - 360° Tour](#)



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

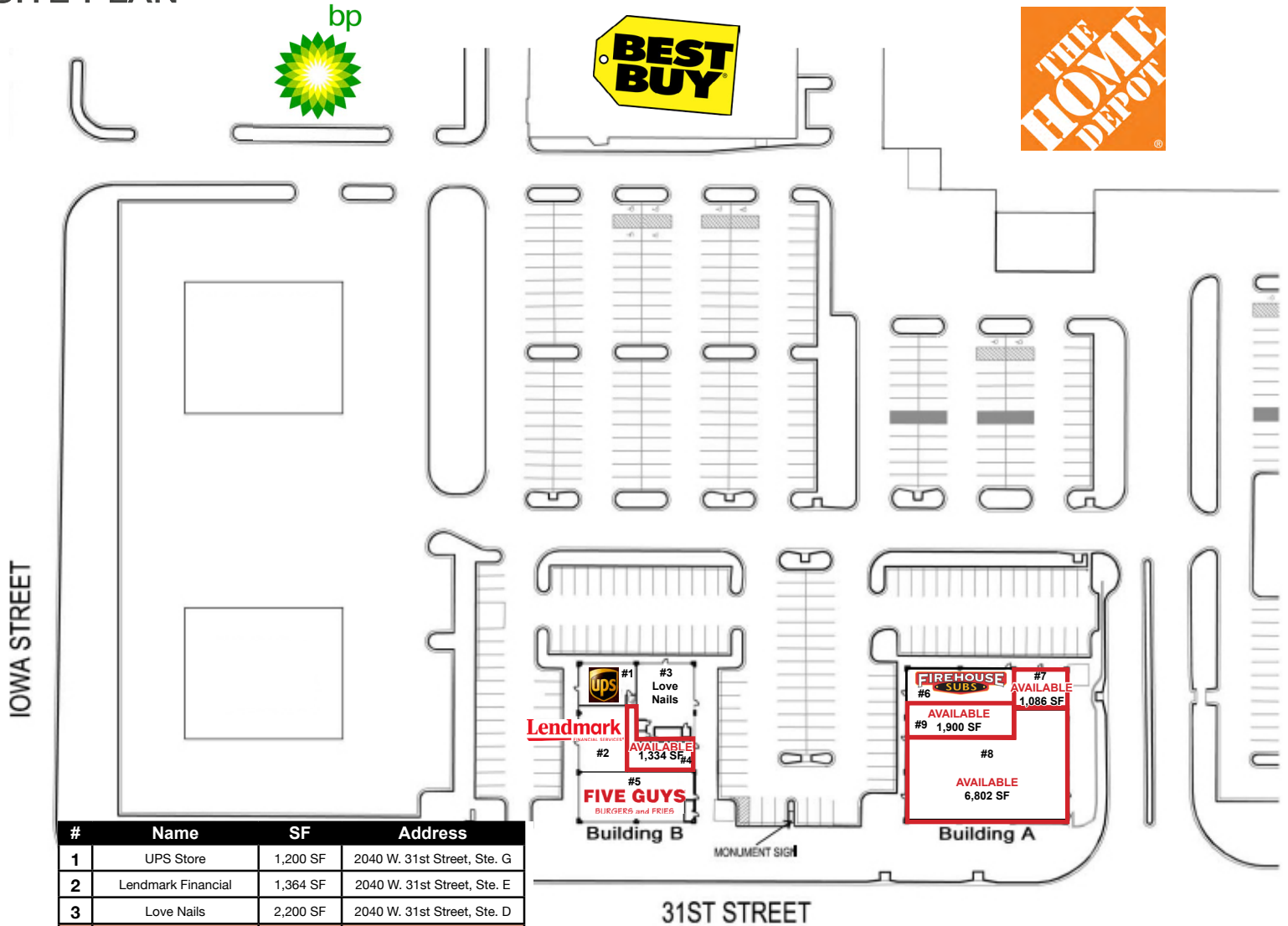
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GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

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Exclusive Agents

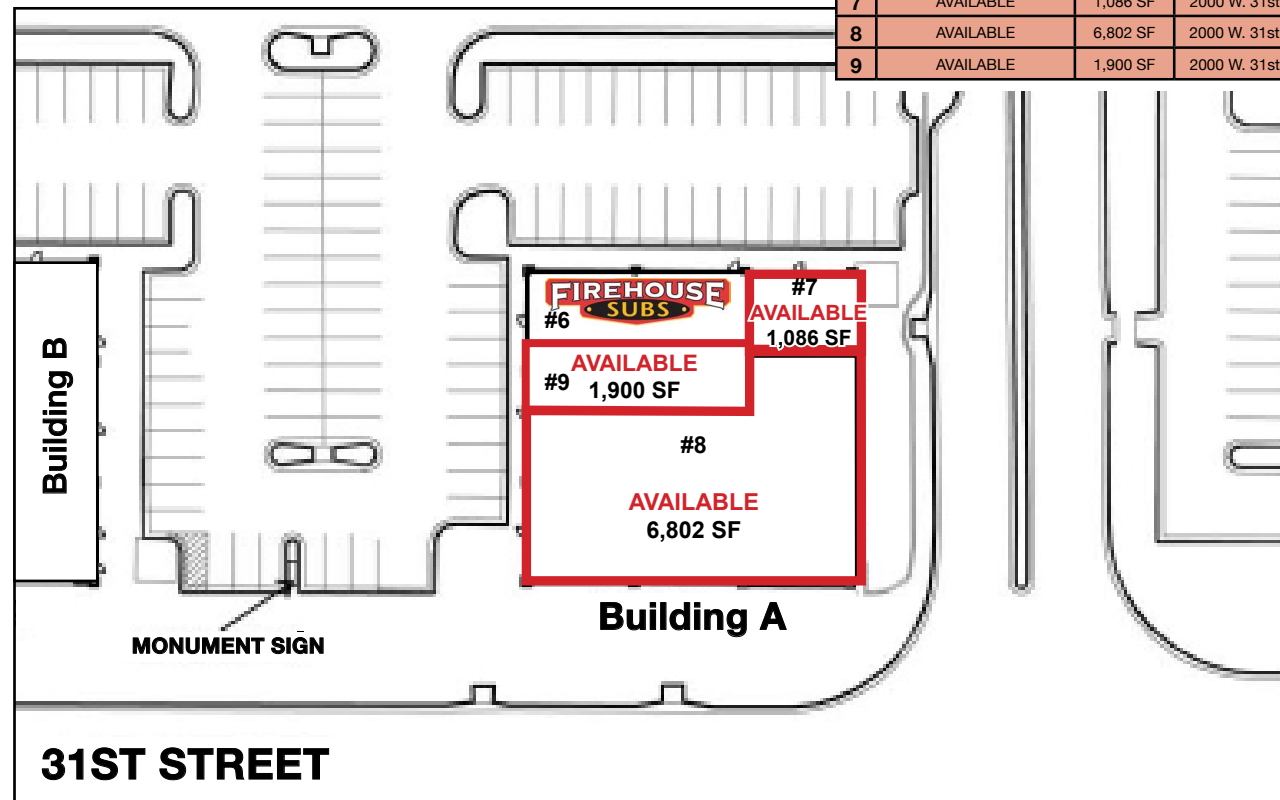
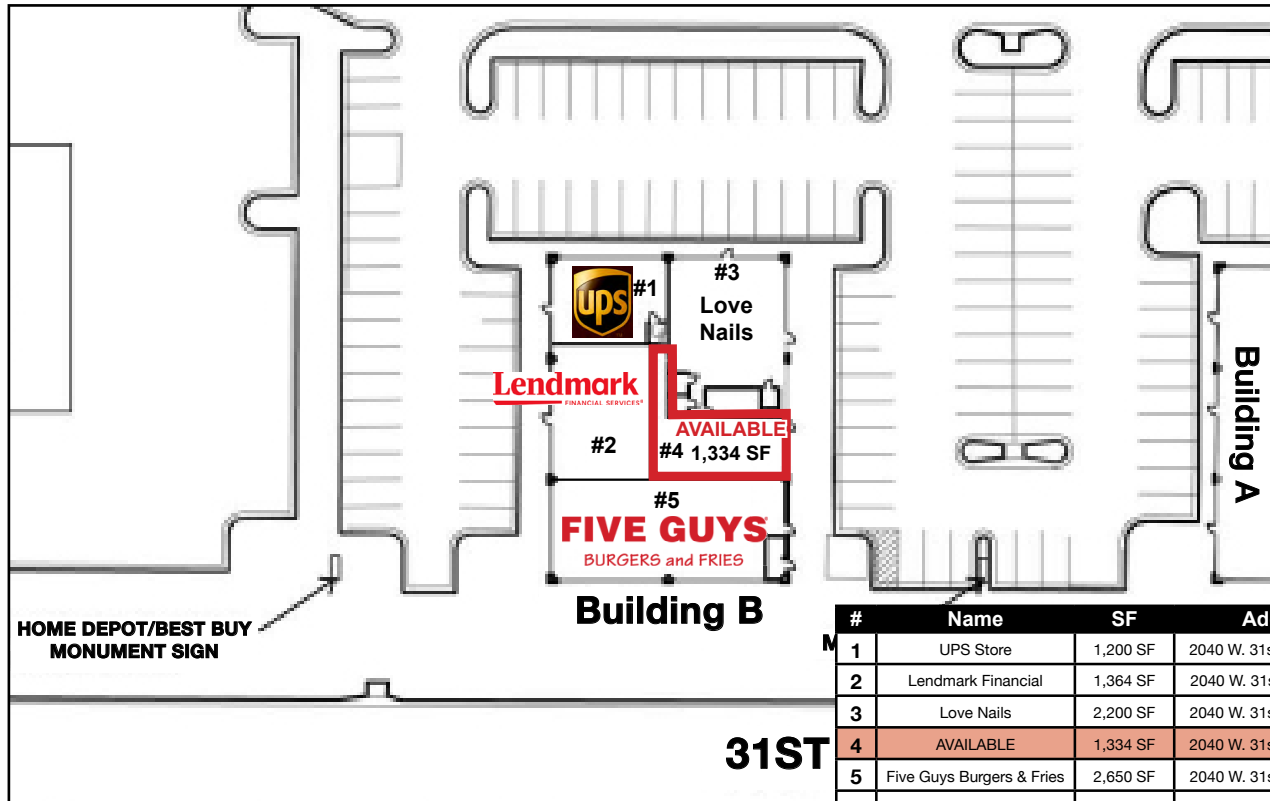
SITE PLAN



#	Name	SF	Address
1	UPS Store	1,200 SF	2040 W. 31st Street, Ste. G
2	Lendmark Financial	1,364 SF	2040 W. 31st Street, Ste. E
3	Love Nails	2,200 SF	2040 W. 31st Street, Ste. D
4	AVAILABLE	1,334 SF	2040 W. 31st Street, Ste. C
5	Five Guys Burgers & Fries	2,650 SF	2040 W. 31st Street, Ste. B
6	Firehouse Subs	1,965 SF	2000 W. 31st Street, Ste. A
7	AVAILABLE	1,086 SF	2000 W. 31st Street, Ste. B
8	AVAILABLE	6,802 SF	2000 W. 31st Street, Ste. C
9	AVAILABLE	1,900 SF	2000 W. 31st Street, Ste. D



SITE PLANS



1,900 SF - BLDG A/STE D (FORMER RESTAURANT)





BEST BUY/HOME DEPOT PAD SPACE

31st Street & Iowa Street (NEC), Lawrence, Kansas

1,086 SF - BLDG A/STE B (FORMER DOUGLAS COUNTY TREASURER)

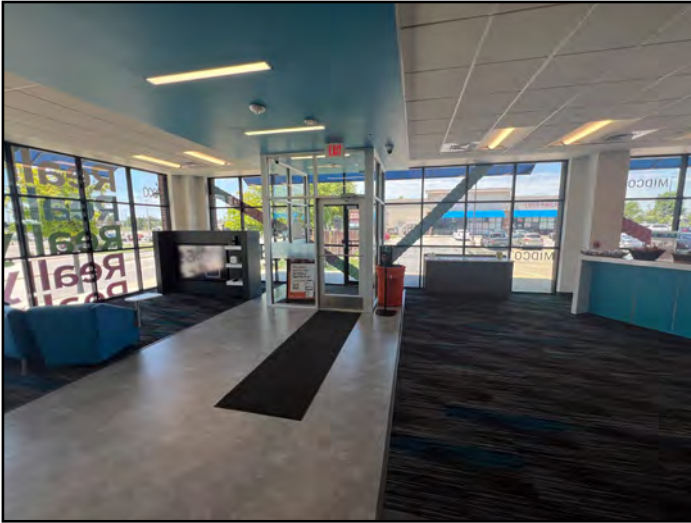




BEST BUY/HOME DEPOT PAD SPACE

31st Street & Iowa Street (NEC), Lawrence, Kansas

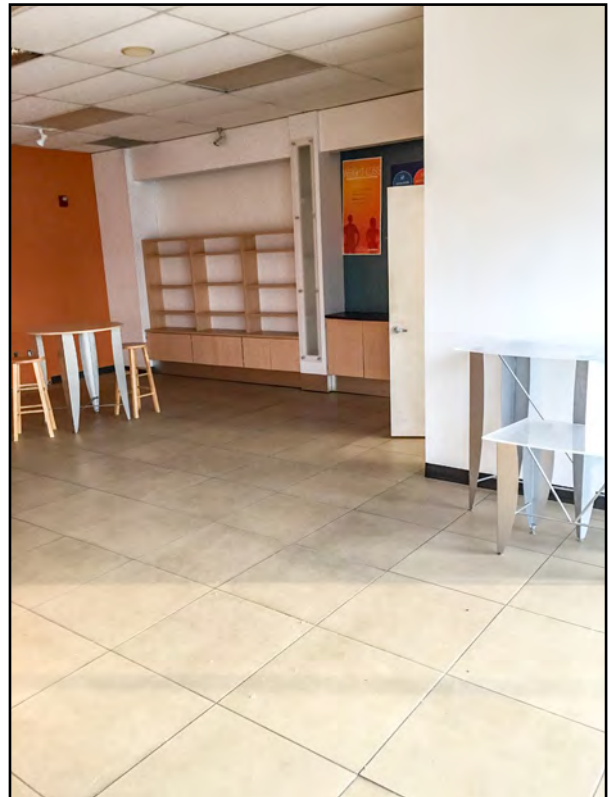
6,802 SF- BLDG A/STE C (FORMER MIDCO)



1,334 SF - BLDG B/STE C (FORMER SALON SPACE)



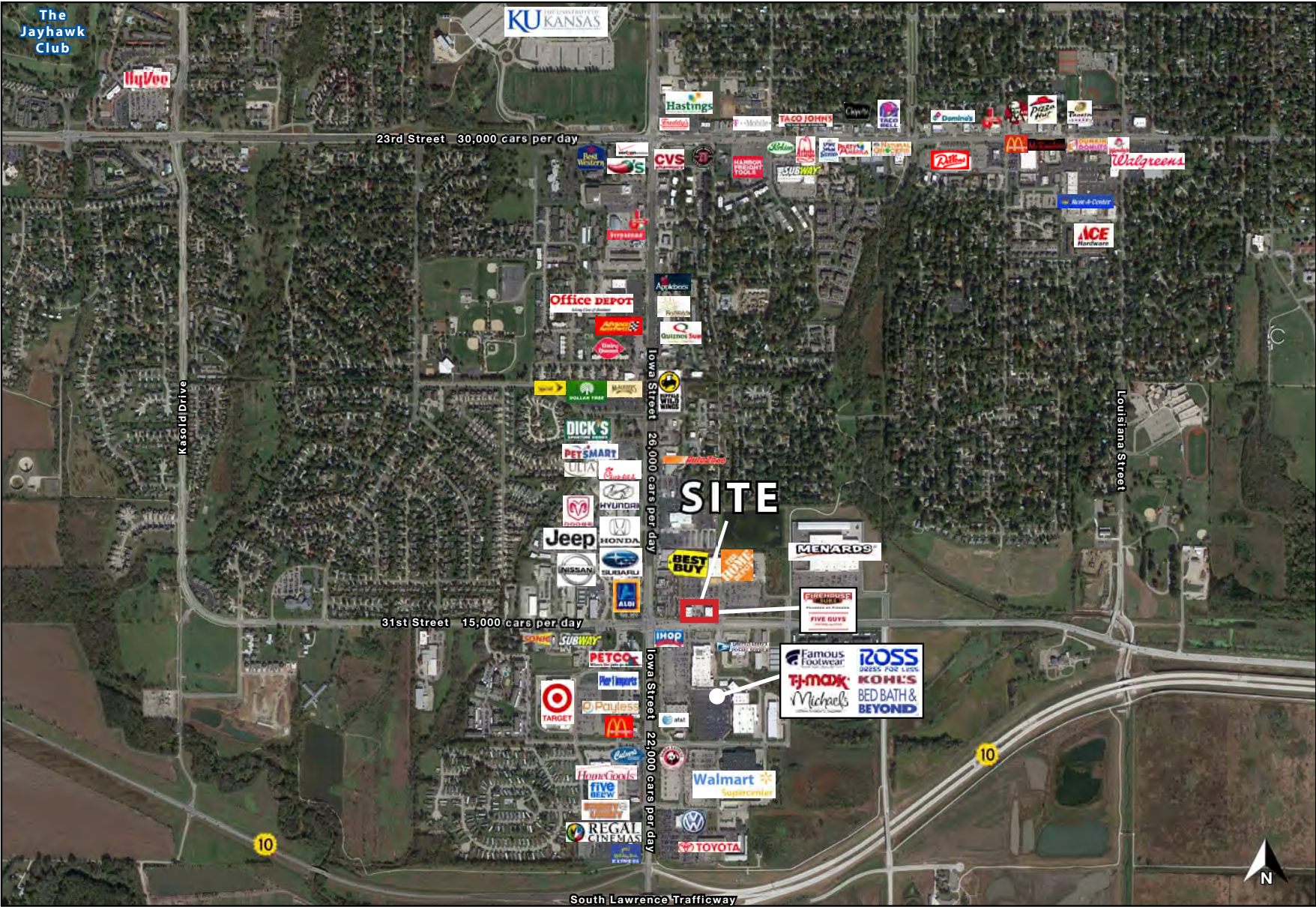
1,364 SF - BLDG B/STE E (FORMER COMPLETE NUTRITION)

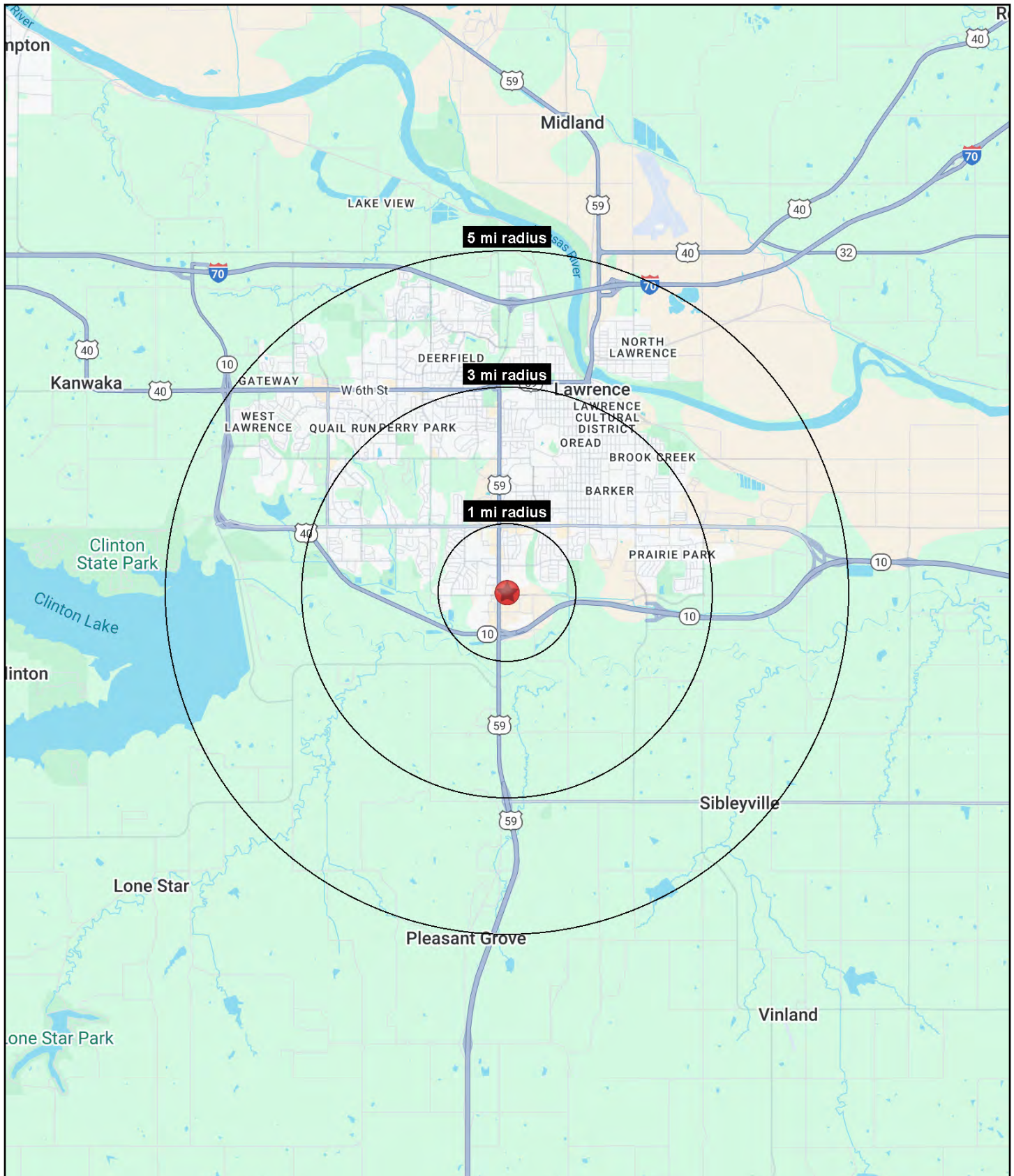


BEST BUY/HOME DEPOT PAD SPACE

31st Street & Iowa Street (NEC), Lawrence, Kansas

AERIAL







BEST BUY/HOME DEPOT PAD SPACE

31st Street & Iowa Street (NEC), Lawrence, Kansas

2000-2040 W. 31st Street Lawrence, KS 66046	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,783	61,204	100,440
2030 Projected Population	11,010	60,200	98,460
2020 Census Population	9,388	58,498	97,353
2010 Census Population	9,319	58,610	90,339
Projected Annual Growth 2025 to 2030	0.4%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	1.0%	0.3%	0.7%
2025 Median Age	28.0	29.1	32.3
Households			
2025 Estimated Households	4,890	25,115	42,677
2030 Projected Households	5,275	26,048	44,118
2020 Census Households	4,226	23,905	40,603
2010 Census Households	4,027	22,866	36,031
Projected Annual Growth 2025 to 2030	1.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2025	1.4%	0.7%	1.2%
Race and Ethnicity			
2025 Estimated White	70.6%	75.4%	77.5%
2025 Estimated Black or African American	7.8%	5.8%	5.5%
2025 Estimated Asian or Pacific Islander	6.5%	6.2%	5.7%
2025 Estimated American Indian or Native Alaskan	2.4%	2.1%	1.7%
2025 Estimated Other Races	12.7%	10.5%	9.7%
2025 Estimated Hispanic	10.7%	8.1%	7.6%
Income			
2025 Estimated Average Household Income	\$61,538	\$75,682	\$93,961
2025 Estimated Median Household Income	\$48,924	\$60,569	\$74,262
2025 Estimated Per Capita Income	\$27,942	\$31,836	\$40,431
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.4%	1.7%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.9%	2.7%
2025 Estimated High School Graduate	21.4%	18.7%	17.6%
2025 Estimated Some College	22.2%	19.4%	17.9%
2025 Estimated Associates Degree Only	7.1%	5.8%	5.6%
2025 Estimated Bachelors Degree Only	24.7%	28.7%	29.7%
2025 Estimated Graduate Degree	19.0%	22.8%	24.8%
Business			
2025 Estimated Total Businesses	347	1,681	3,306
2025 Estimated Total Employees	3,394	16,106	35,099
2025 Estimated Employee Population per Business	9.8	9.6	10.6
2025 Estimated Residential Population per Business	31.1	36.4	30.4

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