

# WAKARUSA CROSSROADS

4931 W. 6TH ST., LAWRENCE, KS 66049



## HIGHLIGHTS

- » Upscale Shopping Center Located at the Southwest Corner of 6th & Wakarusa
- » Across the Street from Wal-Mart
- » Nearby tenants include: Six Mile Chop House, Massage Envy, Twisted Fresh, Kitchen Bath & Home, Eileen's Cookies
- » Minutes from Rock Chalk Park (Home of University of Kansas Track, Softball, & Soccer)
- » End Cap Restaurant Suite Available with Equipment, Multiple Hoods, Walk-in Fridge & Freezer, etc.

## FOR LEASE

### DEMOGRAPHICS

2024 POPULATION	12,000	46,900	90,900
2024 HOUSEHOLD INCOME	\$109,600	\$91,500	\$77,400

### AVAILABILITY

Space	Size	Rental Rate	Floor Plan
108	1,740 SF	\$17/SF NNN	Retail
116	2,661 SF	\$20/SF NNN	Fitness Studio
100	5,512 SF	\$23/SF NNN	Restaurant

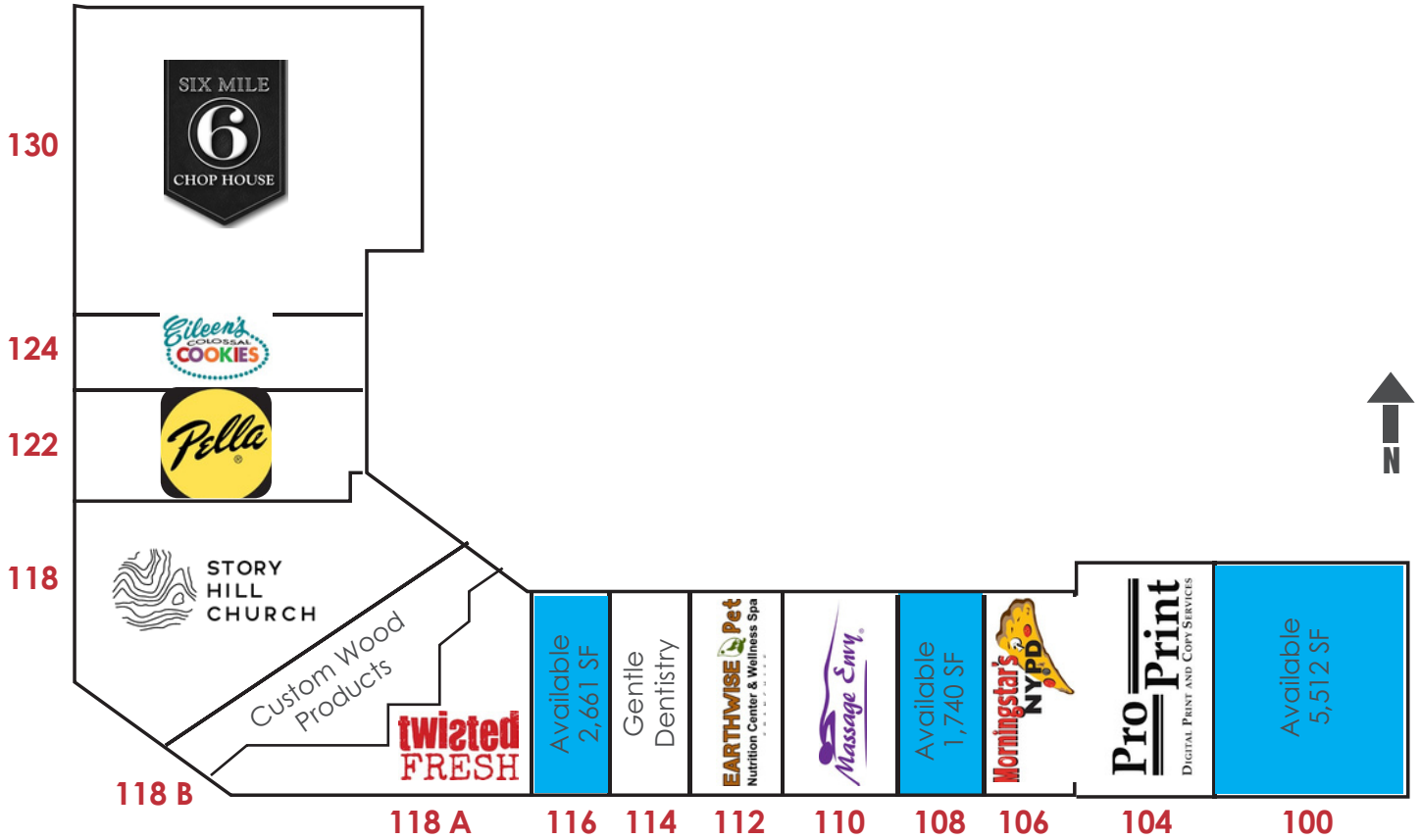
## Ryan Schulteis

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# SITE PLAN

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# RESTAURANT PHOTOS



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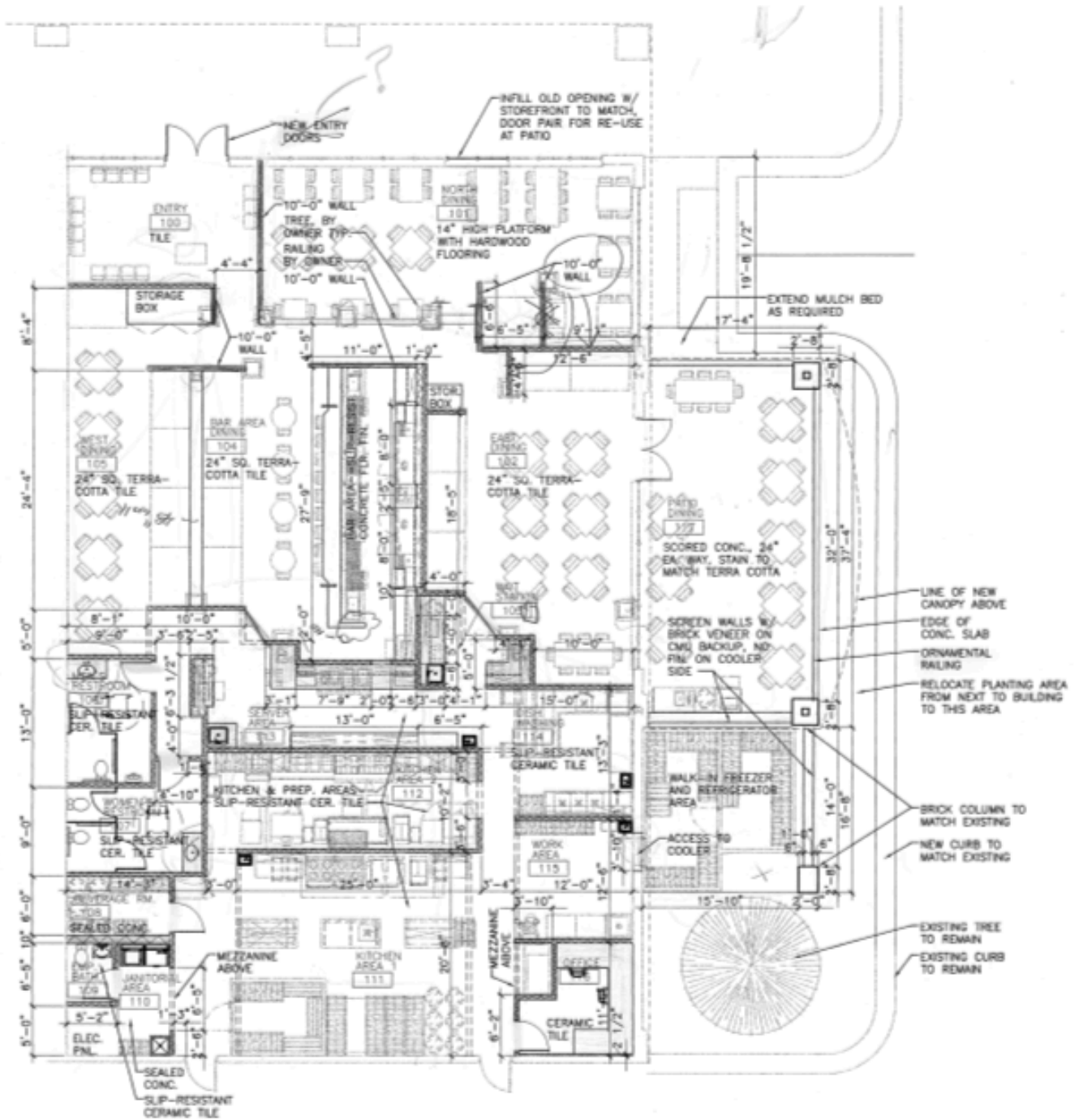


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# RESTAURANT FLOORPLAN



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# FITNESS SUITE PHOTOS



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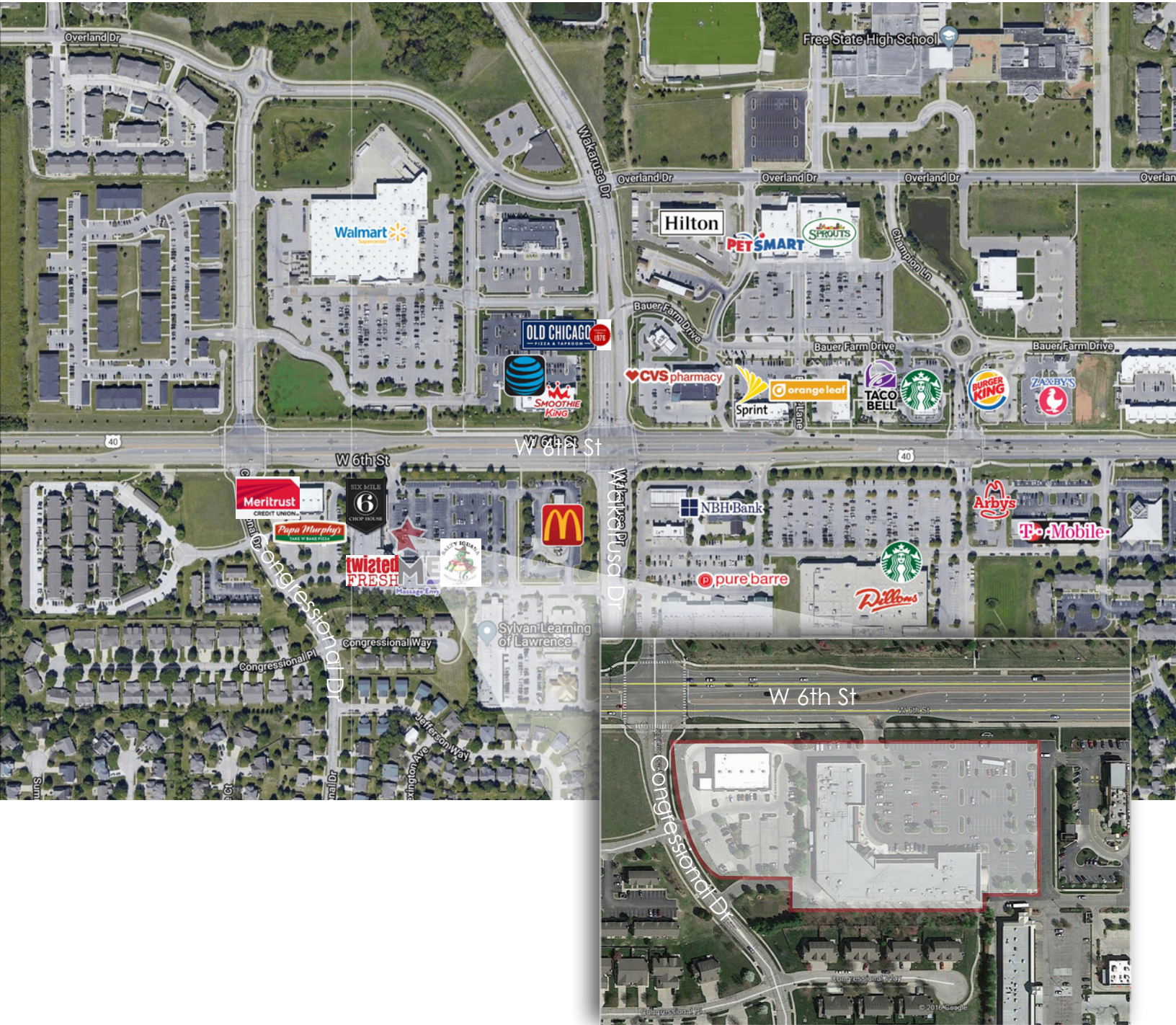
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# AERIALS

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