

# 1520 WAKARUSA DR

Lawrence, KS 66047



## HIGHLIGHTS

- Only One Suite Remaining: 1,600 SF Studio
- Join Subway, Jefferson's, and Burgers By Biggs
- High Traffic Intersection: 21,710 Cars/Day
- Access From K-10 & I-70
- Direct Route to KU Campus

## FOR LEASE DEMOGRAPHICS

Starting at \$14.00/SF + NNN  
NNNs are \$8.08/SF

|                           | 1 Mile    | 3 Mile   | 5 Mile   |
|---------------------------|-----------|----------|----------|
| 2019 POPULATION           | 8,505     | 58,851   | 96,413   |
| 2019 AVG HOUSEHOLD INCOME | \$131,106 | \$82,888 | \$71,707 |

## AVAILABLE SUITES

1520 I

1,600 SF

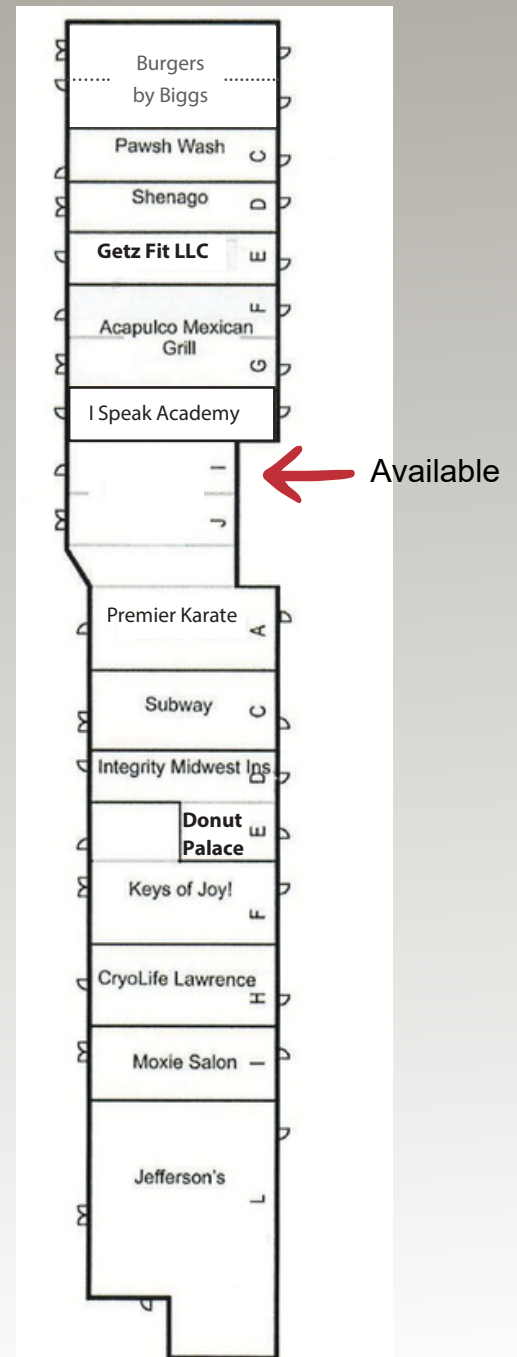
### Ryan Schulteis

Office: 913-945-3741  
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Email: ryans@reececommercial.com  
Main Office: 913-652-4300

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.

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# FLOOR PLAN & PHOTOS



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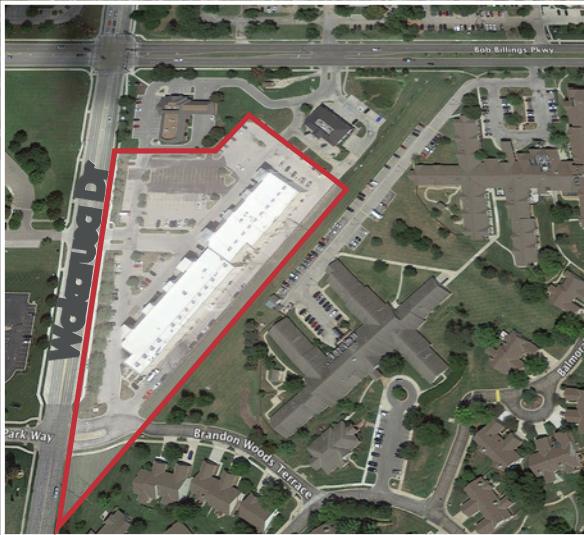
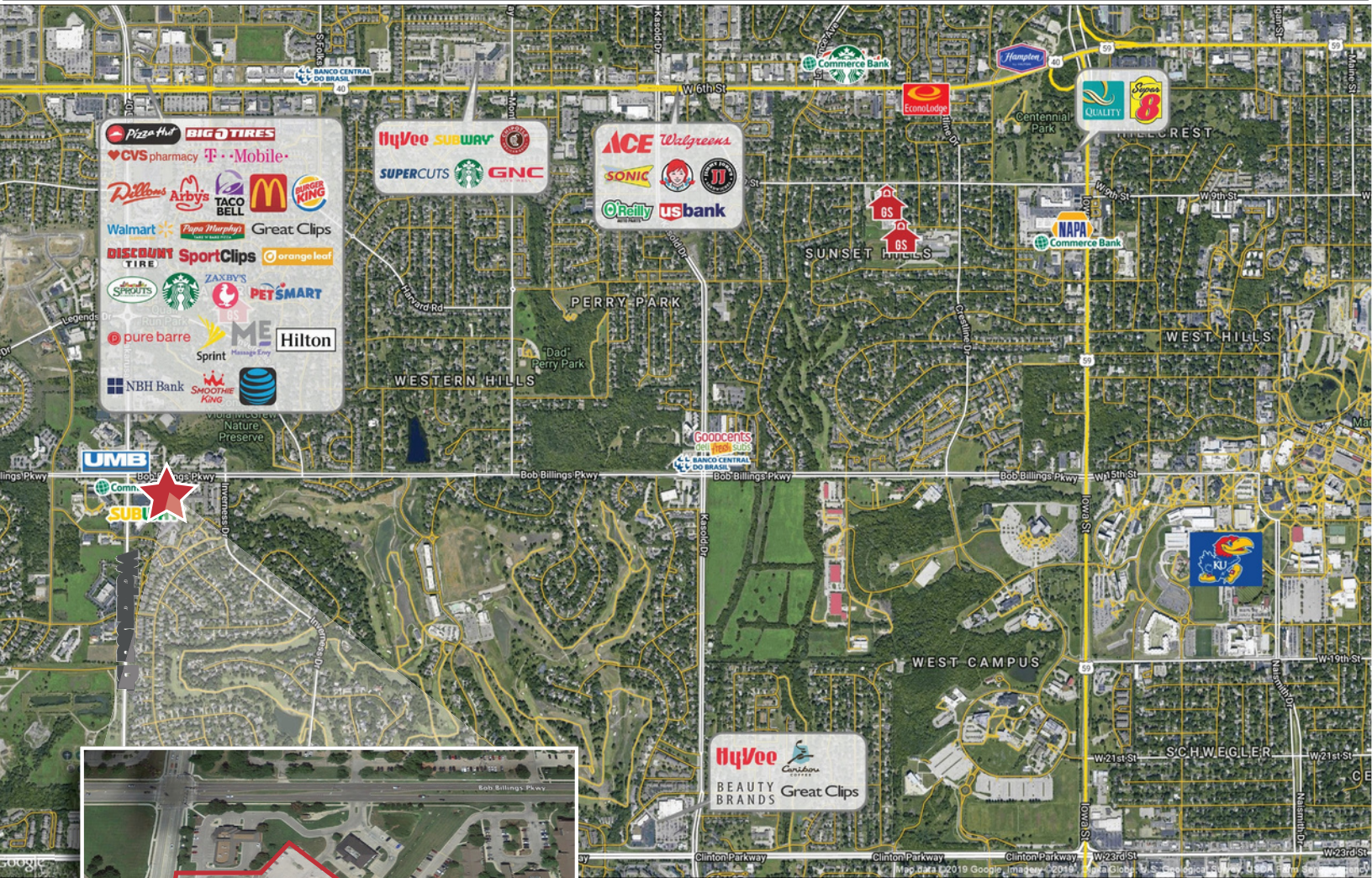
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# AERIALS

1540 WAKARUSA DR, LAWRENCE, KS 66047



REECE  
COMMERCIAL REAL ESTATE



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