



Louisiana Purchase Shopping Center

Prime 23rd Street Retail Space Available For Lease

23rd Street & Louisiana (NWC), Lawrence, KS



995 SF UP TO 4,471 SF EXISTING SPACE FOR LEASE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,607	68,941	99,559
Avg. Household Income	\$82,022	\$86,203	\$101,641

- Just seconds from the University of Kansas with an enrollment of 30,000+ students and within walking distance from significant student housing areas
- 25,081 cars per day on 23rd Street
- Neighboring tenants include Checkers Grocery, Walgreen's, McDonald's, KFC, Panera Bread, Wendy's, Dunkin Donuts, Ace Hardware, and more
- New 23rd Street monument sign to be constructed
- Kansas City regional area



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PAUL MASSALI | 816.412.7398 | pmassali@blockandco.com

MAX KOSOSGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agents

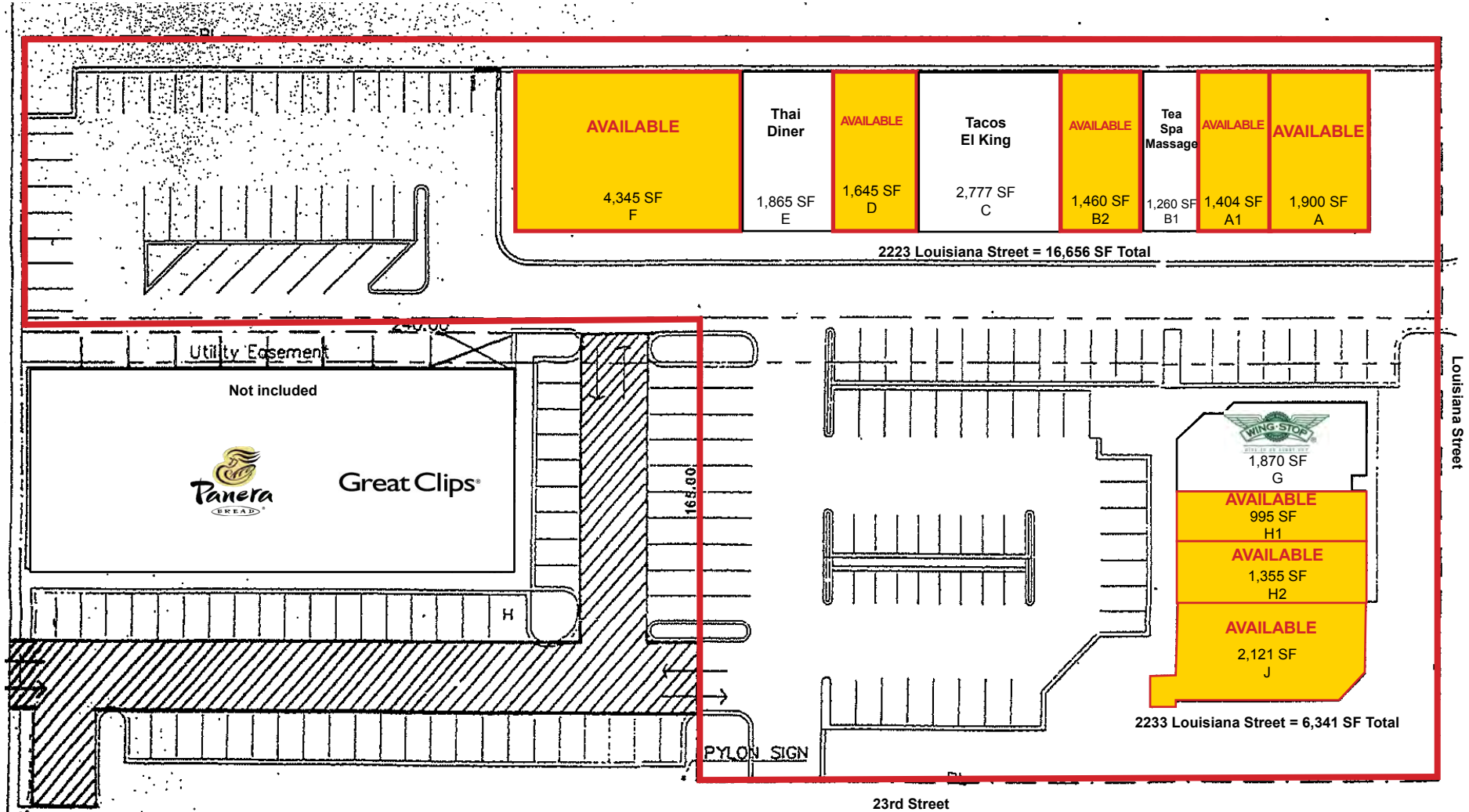


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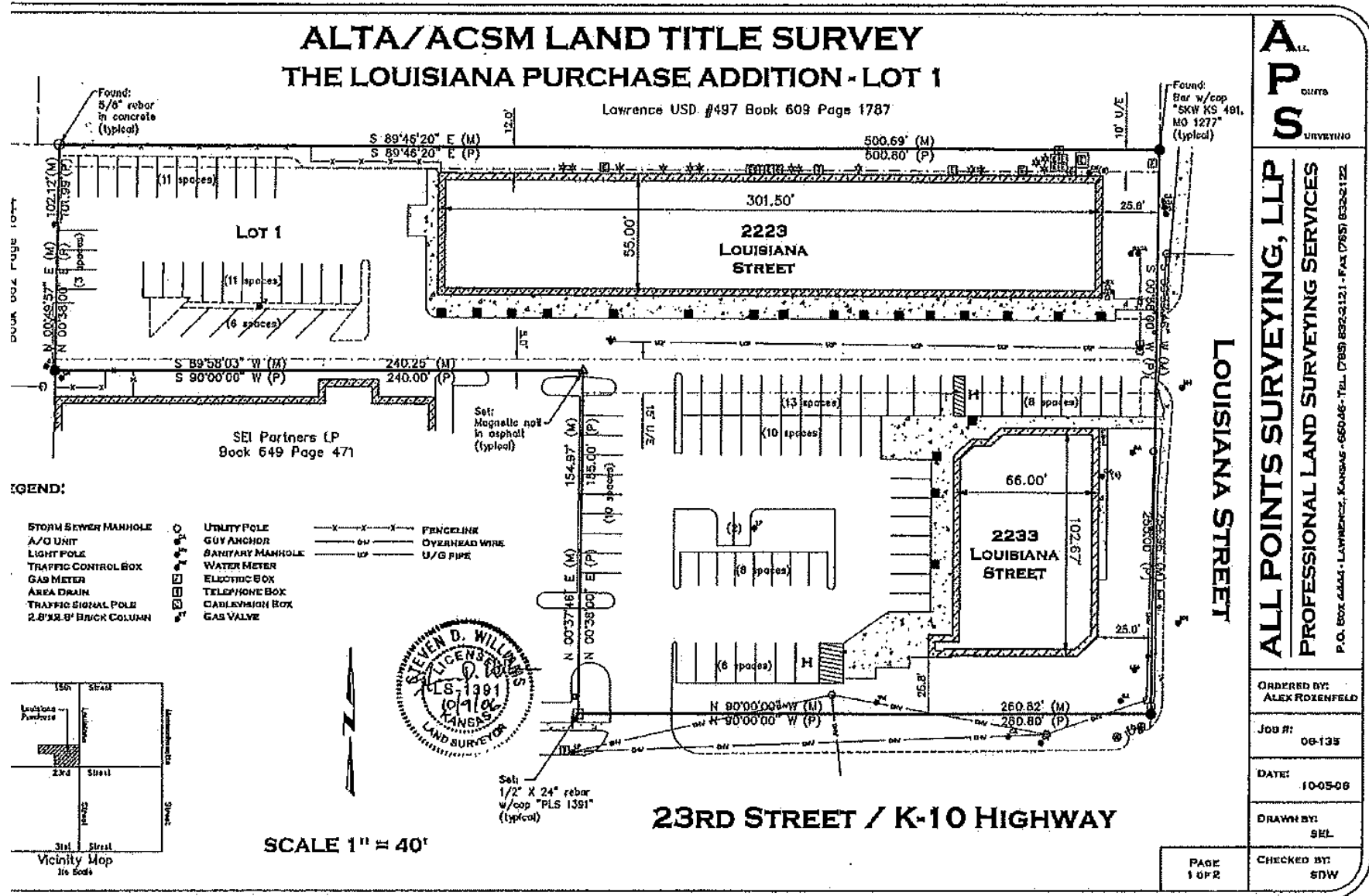
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**RETAIL SPACE
AVAILABLE**

SITE PLAN



SURVEY



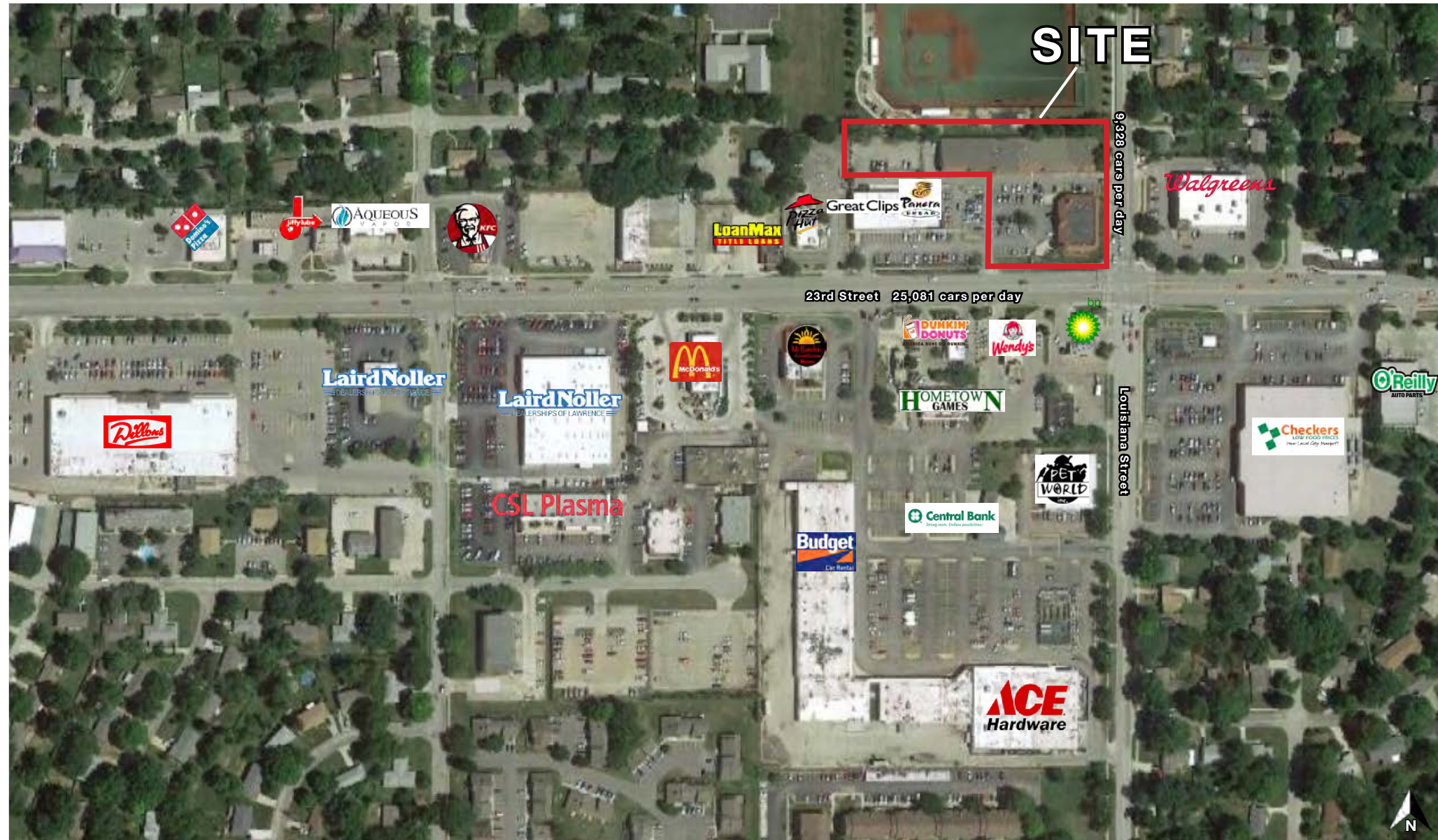


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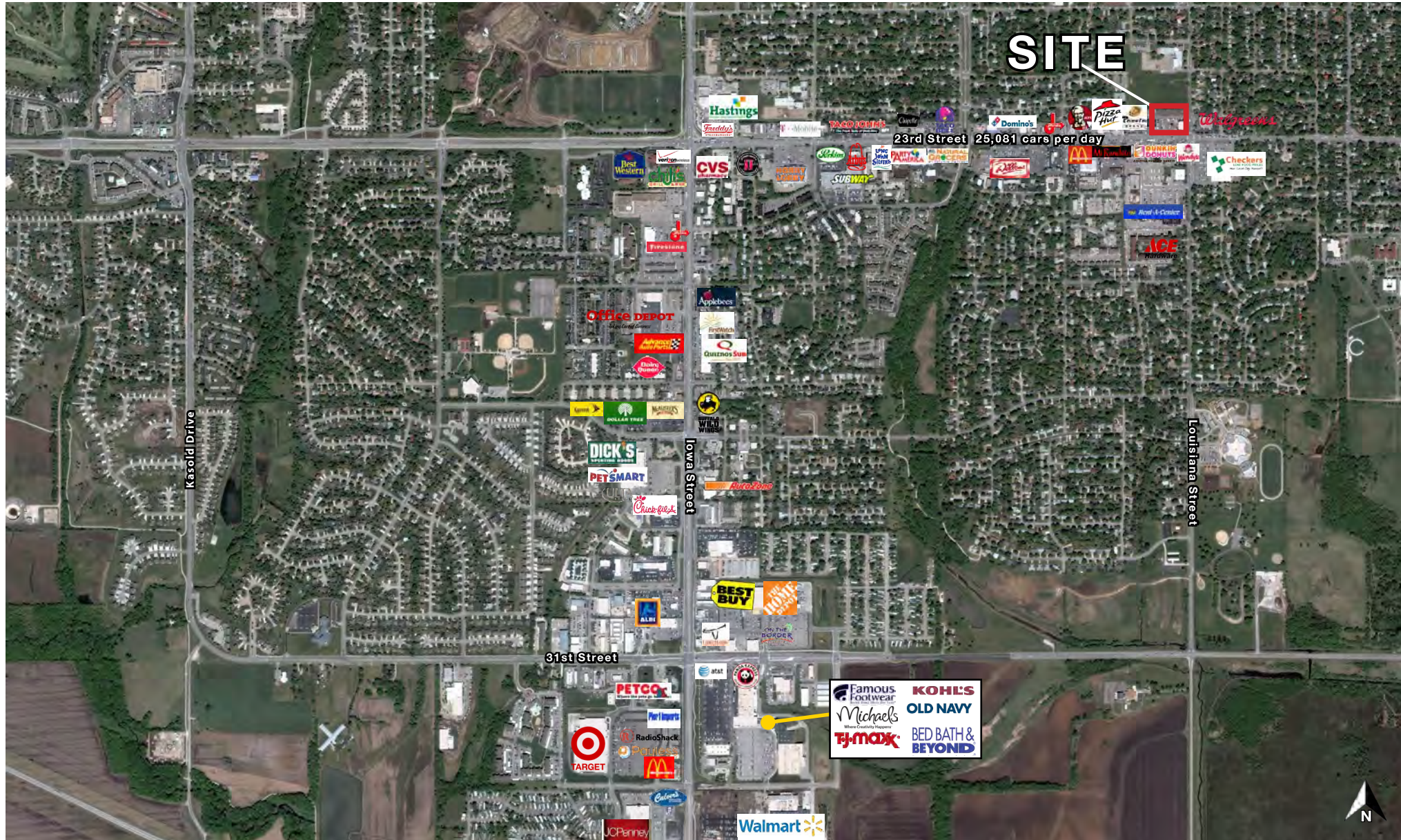


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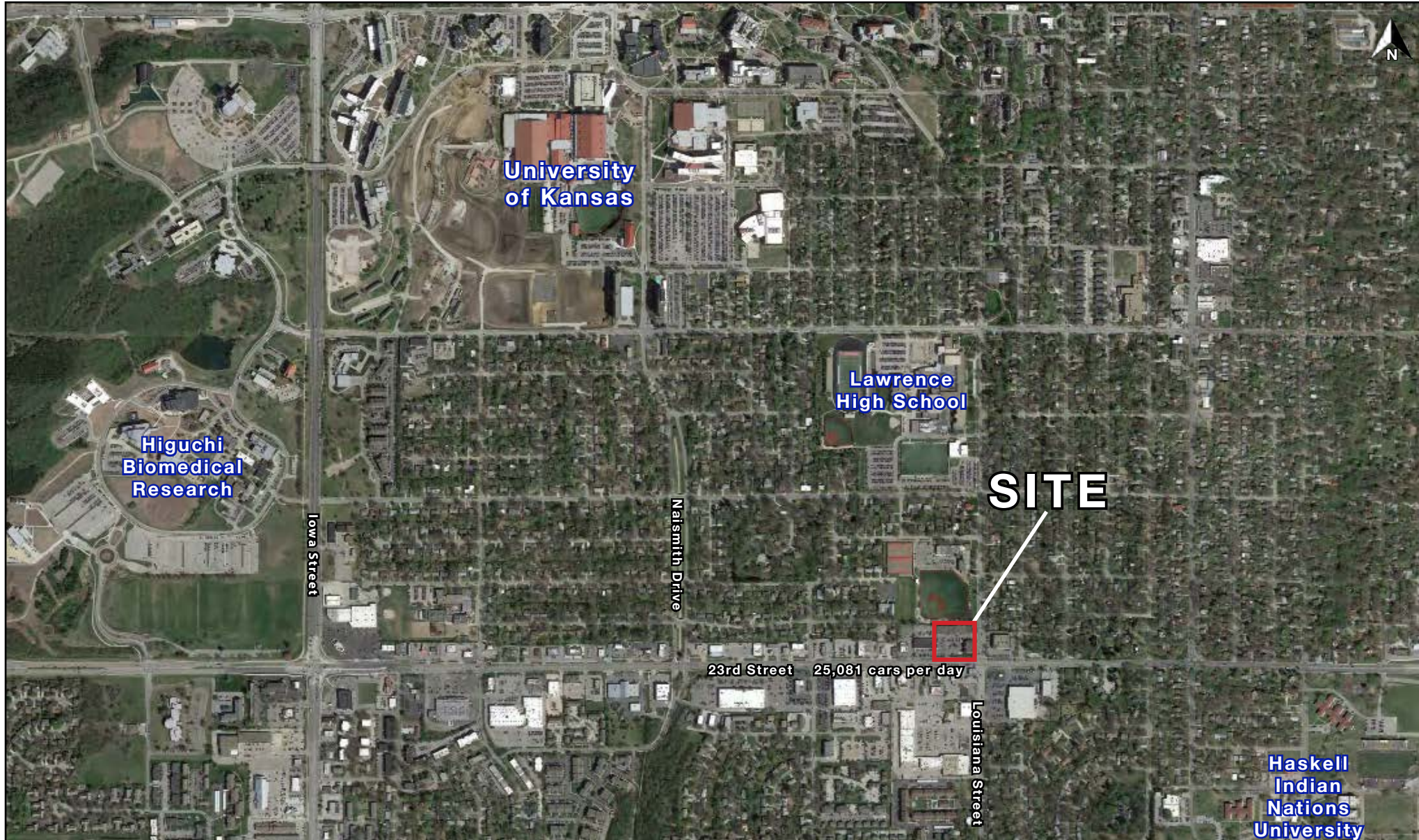


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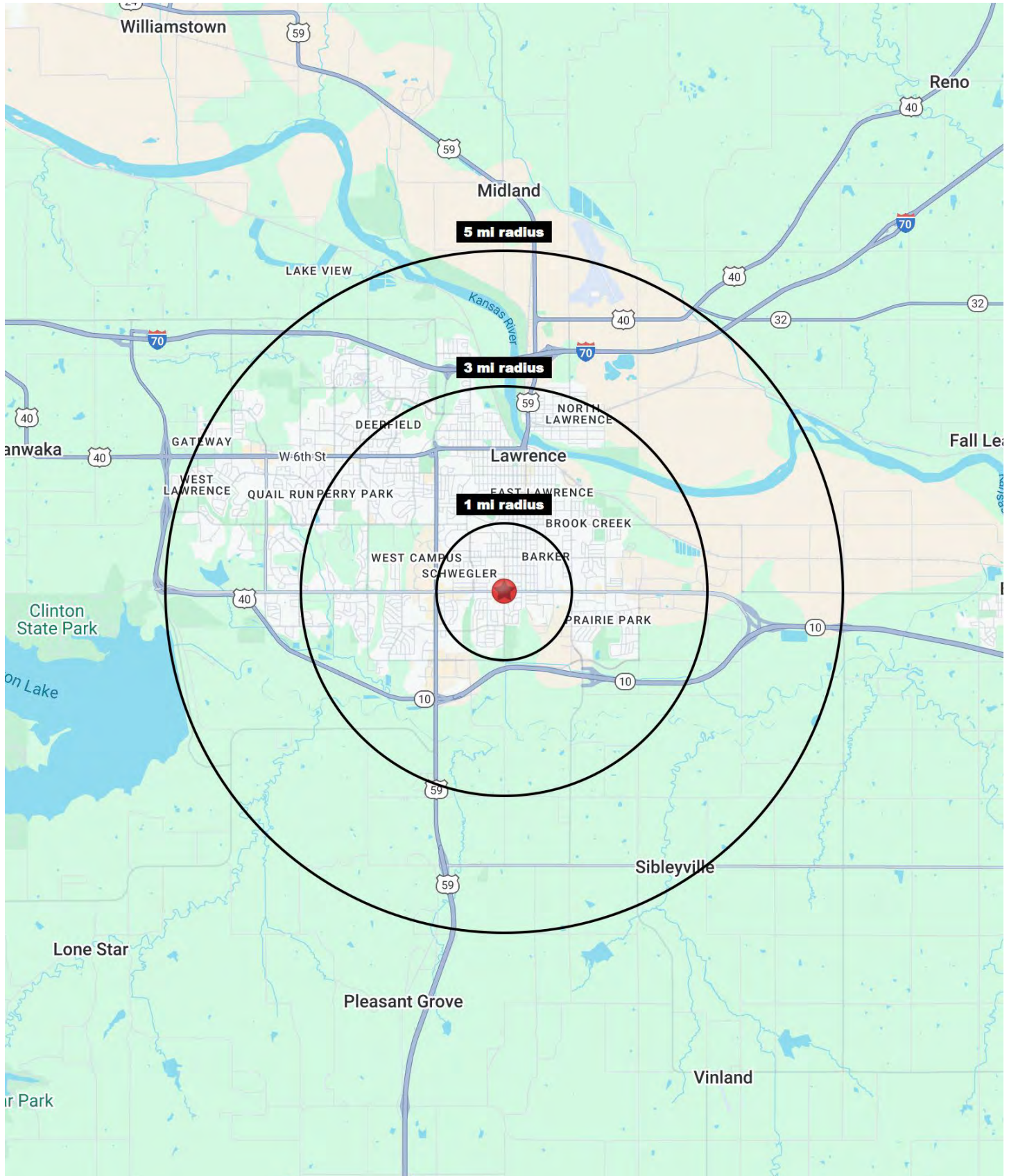




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23rd Street & Louisiana Street Lawrence, Kansas	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	13,607	68,941	99,559
2031 Projected Population	13,433	67,860	98,086
2020 Census Population	13,189	65,846	96,556
2010 Census Population	13,458	65,901	89,850
Projected Annual Growth 2026 to 2031	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2026	-	0.3%	0.7%
2026 Median Age	27.2	29.7	32.3
Households			
2026 Estimated Households	5,684	29,121	42,936
2031 Projected Households	5,863	29,890	44,154
2020 Census Households	5,422	27,323	40,306
2010 Census Households	5,232	26,075	35,841
Projected Annual Growth 2026 to 2031	0.6%	0.5%	0.6%
Historical Annual Growth 2010 to 2026	0.5%	0.7%	1.2%
Race and Ethnicity			
2026 Estimated White	70.9%	74.8%	76.4%
2026 Estimated Black or African American	5.5%	5.9%	5.5%
2026 Estimated Asian or Pacific Islander	6.7%	6.5%	6.5%
2026 Estimated American Indian or Native Alaskan	4.2%	2.1%	1.7%
2026 Estimated Other Races	12.7%	10.7%	9.9%
2026 Estimated Hispanic	9.2%	8.4%	7.8%
Income			
2026 Estimated Average Household Income	\$82,022	\$86,203	\$101,641
2026 Estimated Median Household Income	\$61,829	\$65,059	\$77,802
2026 Estimated Per Capita Income	\$35,351	\$37,120	\$44,347
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.5%	1.4%
2026 Estimated Some High School (Grade Level 9 to 11)	1.7%	3.7%	3.0%
2026 Estimated High School Graduate	17.7%	19.1%	16.9%
2026 Estimated Some College	27.8%	19.2%	18.3%
2026 Estimated Associates Degree Only	4.2%	4.9%	5.2%
2026 Estimated Bachelors Degree Only	25.9%	28.2%	28.7%
2026 Estimated Graduate Degree	21.4%	23.3%	26.5%
Business			
2026 Estimated Total Businesses	381	2,322	3,288
2026 Estimated Total Employees	4,676	24,379	36,495
2026 Estimated Employee Population per Business	12.3	10.5	11.1
2026 Estimated Residential Population per Business	35.8	29.7	30.3

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