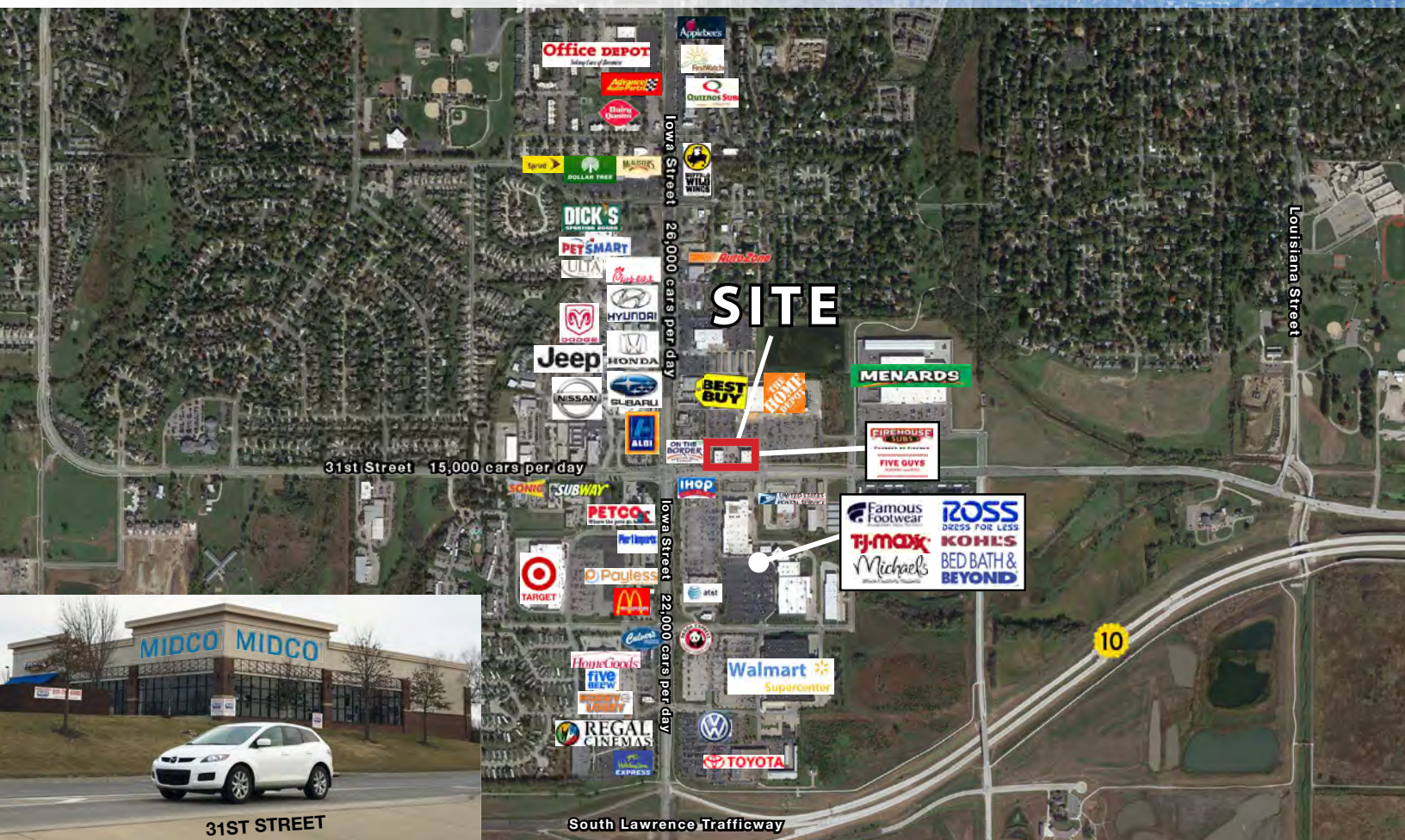




# BEST BUY/HOME DEPOT PAD

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

SPACE  
FOR  
LEASE



**LEASE RATE: \$19-\$22/SF | 1,086 SF - 1,364 SF SPACES**

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,555	58,327	98,135
Avg. Household Income	\$72,535	\$83,393	\$96,195

- 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](#)
- [View 1,364 SF Suite E - 360° Tour](#)



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

Exclusive Agents

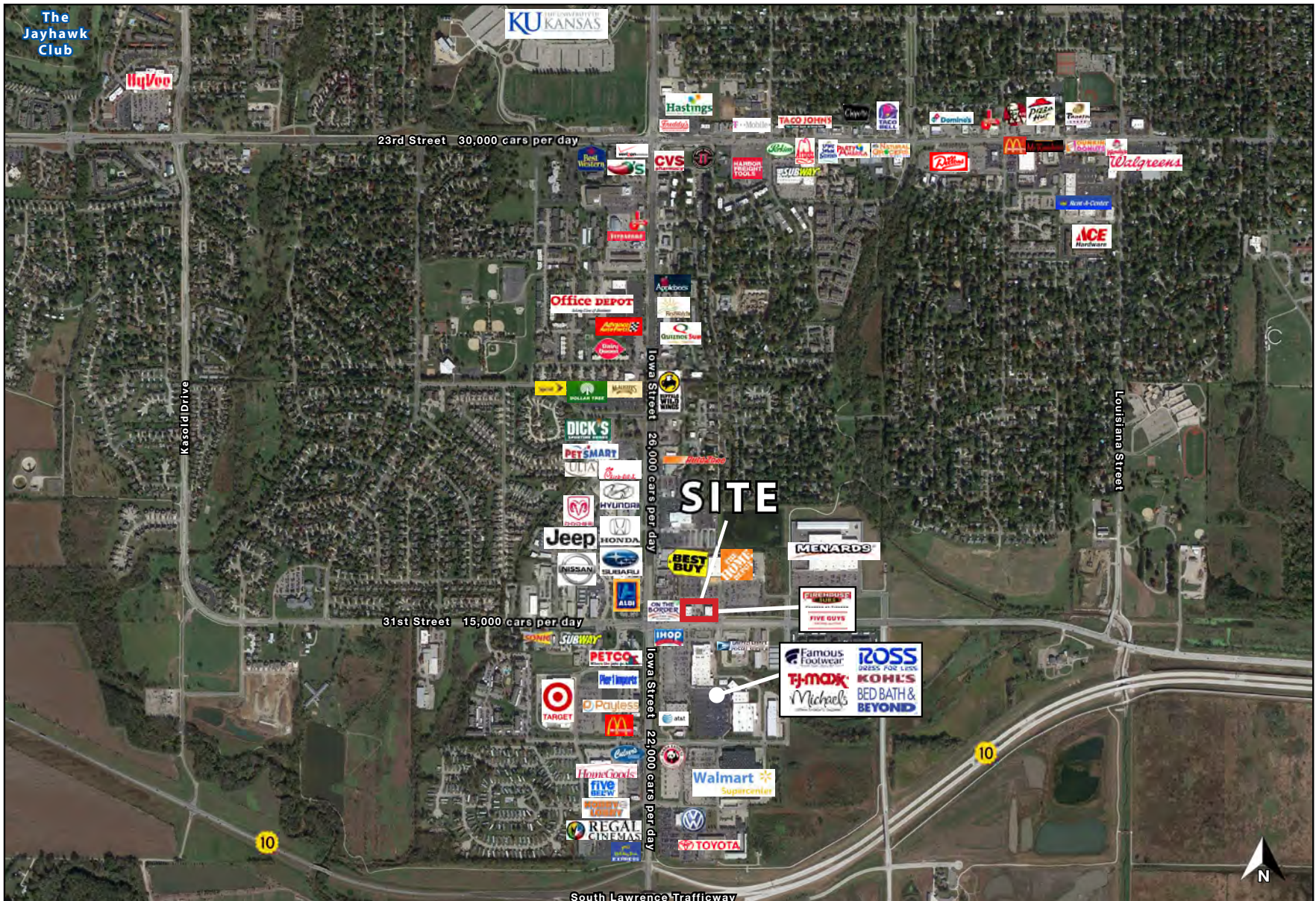
PAUL MASSALI | 816.412.7409 | [pmassali@blockandco.com](mailto:pmassali@blockandco.com)

GRANT SUMMERS | 816.412.7307 | [gsummers@blockandco.com](mailto:gsummers@blockandco.com)

MAX KOSOGLAD | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)

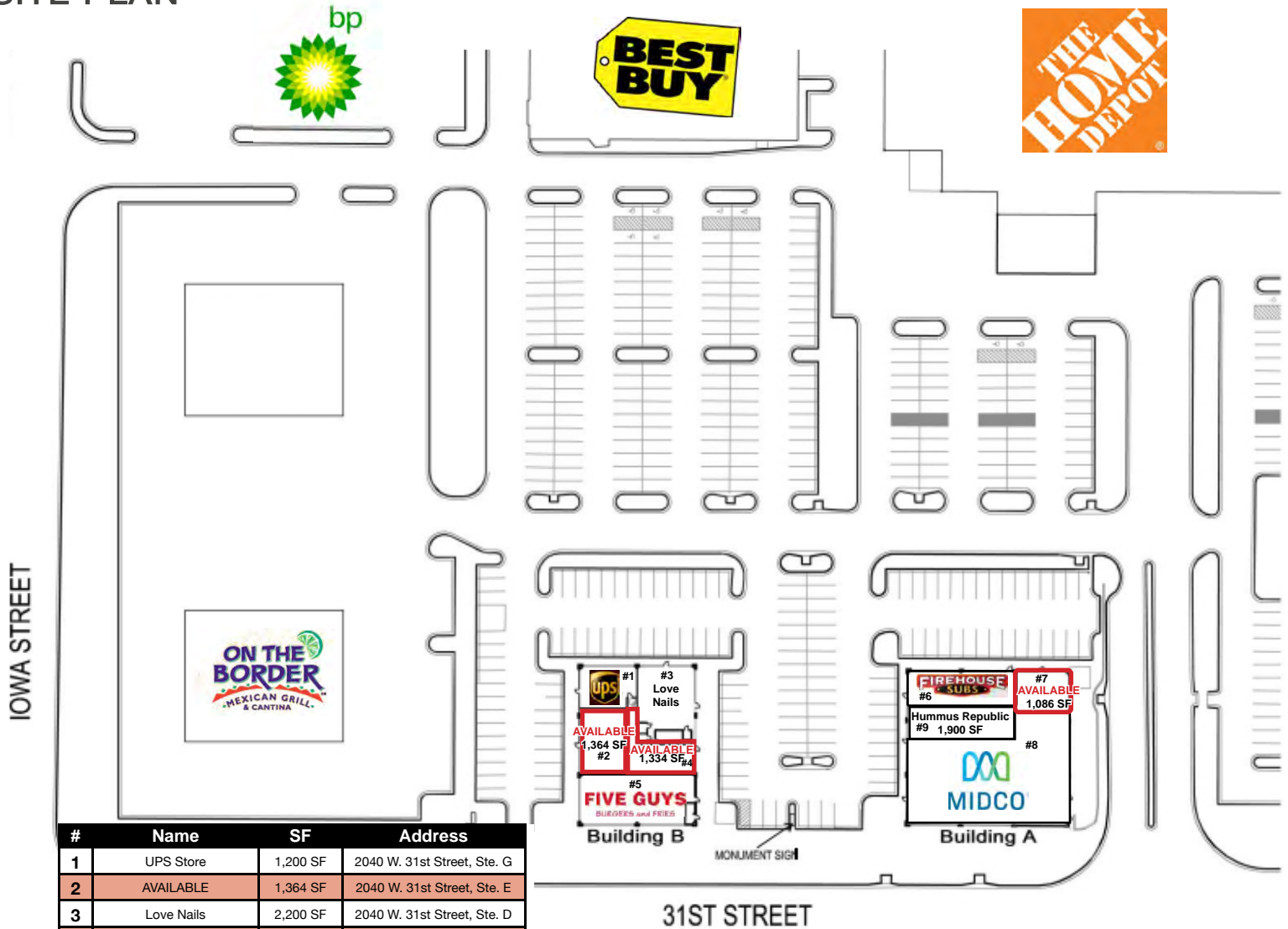


### AERIAL





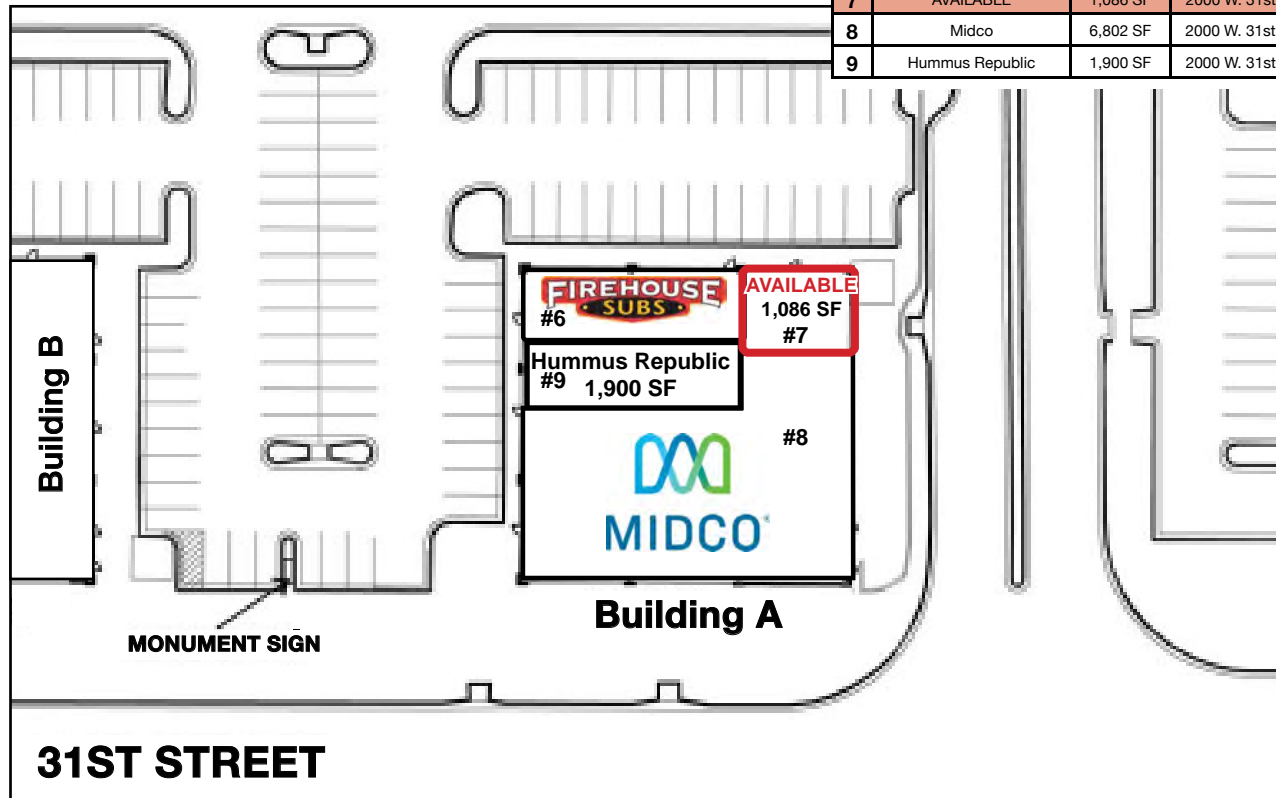
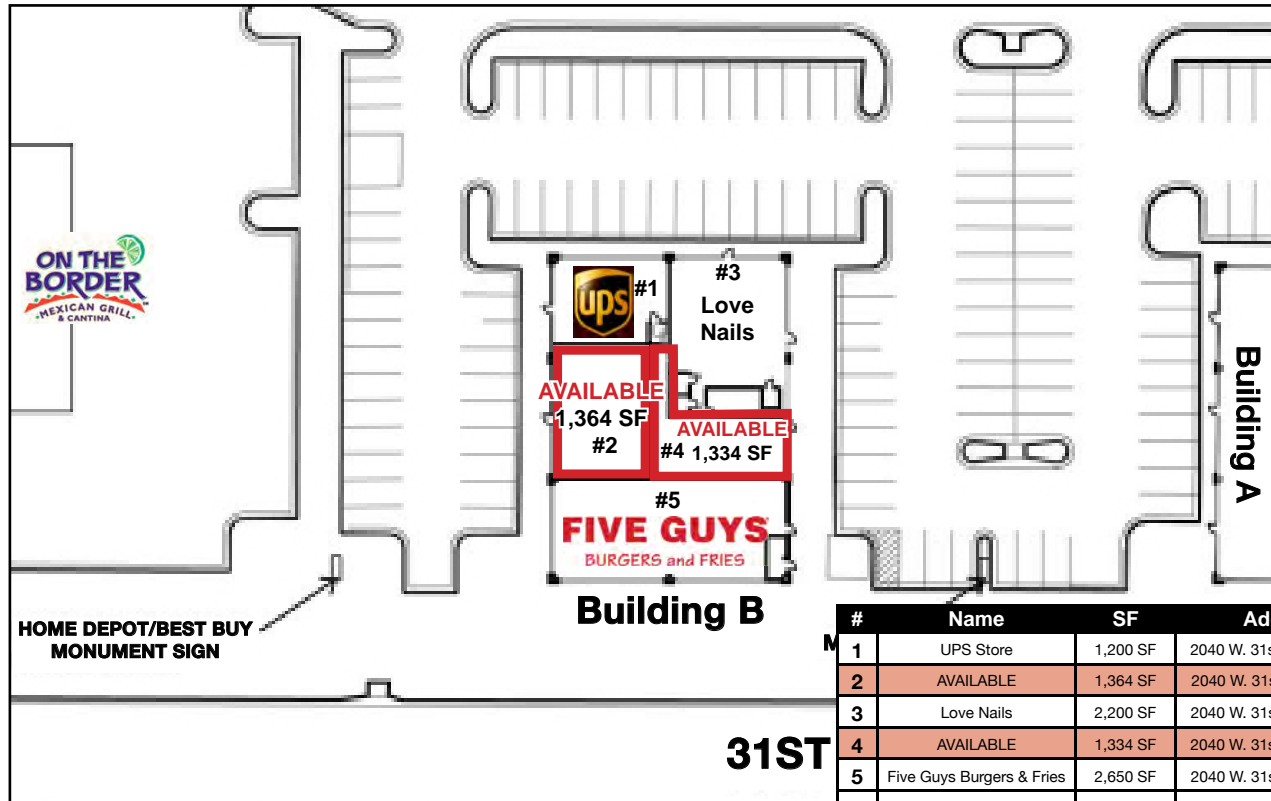
## SITE PLAN



#	Name	SF	Address
1	UPS Store	1,200 SF	2040 W. 31st Street, Ste. G
2	AVAILABLE	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	Midco	6,802 SF	2000 W. 31st Street, Ste. C
9	Hummus Republic	1,900 SF	2000 W. 31st Street, Ste. D



### SITE PLANS





# BEST BUY/HOME DEPOT PAD

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

SPACE  
FOR  
LEASE

1,334 SF SPACE - SUITE C (FORMER SALON SPACE)







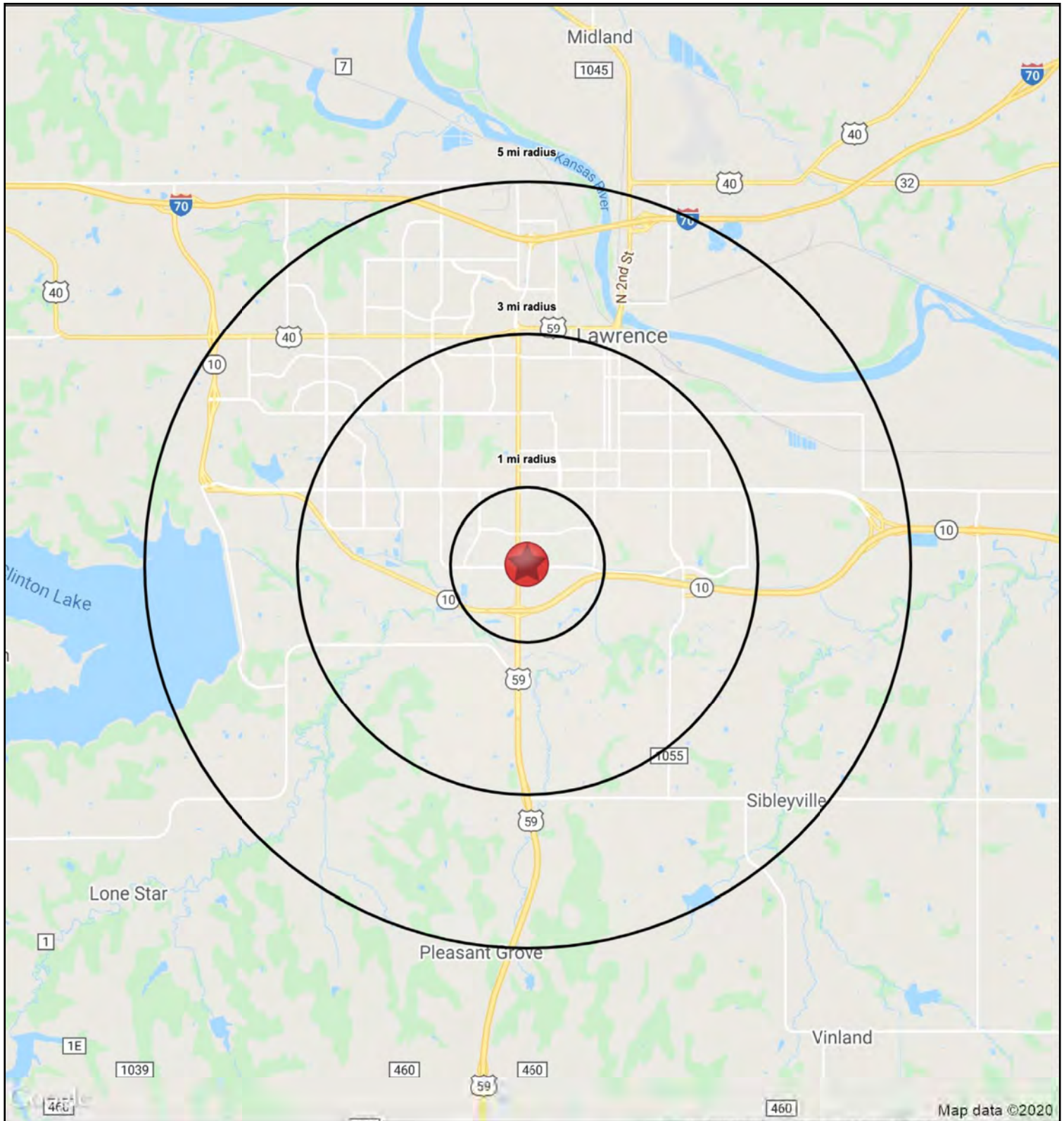
# BEST BUY/HOME DEPOT PAD

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

SPACE  
FOR  
LEASE

1,364 SF SPACE - SUITE E (FORMER COMPLETE NUTRITION)









# BEST BUY/HOME DEPOT PAD

## 31st Street & Iowa Street (NEC), Lawrence, KS

SPACE  
FOR  
LEASE

31st & Iowa Lawrence, Kansas	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,555	58,327	98,135
2028 Projected Population	9,600	59,720	100,461
2020 Census Population	9,563	58,264	97,338
2010 Census Population	9,508	58,399	90,318
Projected Annual Growth 2023 to 2028	-	0.5%	0.5%
Historical Annual Growth 2010 to 2023	-	-	0.7%
2023 Median Age	28.3	28.5	31.2
<b>Households</b>			
2023 Estimated Households	4,321	24,116	41,478
2028 Projected Households	4,338	24,753	42,495
2020 Census Households	4,261	23,730	40,599
2010 Census Households	4,060	22,718	36,023
Projected Annual Growth 2023 to 2028	-	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	1.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	71.7%	67.3%	72.4%
2023 Estimated Black or African American	8.0%	5.3%	5.3%
2023 Estimated Asian or Pacific Islander	6.2%	17.3%	12.3%
2023 Estimated American Indian or Native Alaskan	2.3%	1.6%	1.4%
2023 Estimated Other Races	11.8%	8.5%	8.6%
2023 Estimated Hispanic	10.8%	7.3%	7.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$72,535	\$83,393	\$96,195
2023 Estimated Median Household Income	\$47,621	\$56,919	\$69,800
2023 Estimated Per Capita Income	\$32,843	\$35,209	\$41,131
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.2%	0.9%
2023 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.8%	2.7%
2023 Estimated High School Graduate	23.1%	17.8%	16.8%
2023 Estimated Some College	20.9%	18.6%	17.5%
2023 Estimated Associates Degree Only	6.5%	6.3%	6.1%
2023 Estimated Bachelors Degree Only	22.4%	29.2%	29.7%
2023 Estimated Graduate Degree	21.5%	24.1%	26.3%
<b>Business</b>			
2023 Estimated Total Businesses	333	1,613	3,229
2023 Estimated Total Employees	3,267	15,213	34,459
2023 Estimated Employee Population per Business	9.8	9.4	10.7
2023 Estimated Residential Population per Business	28.7	36.2	30.4

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