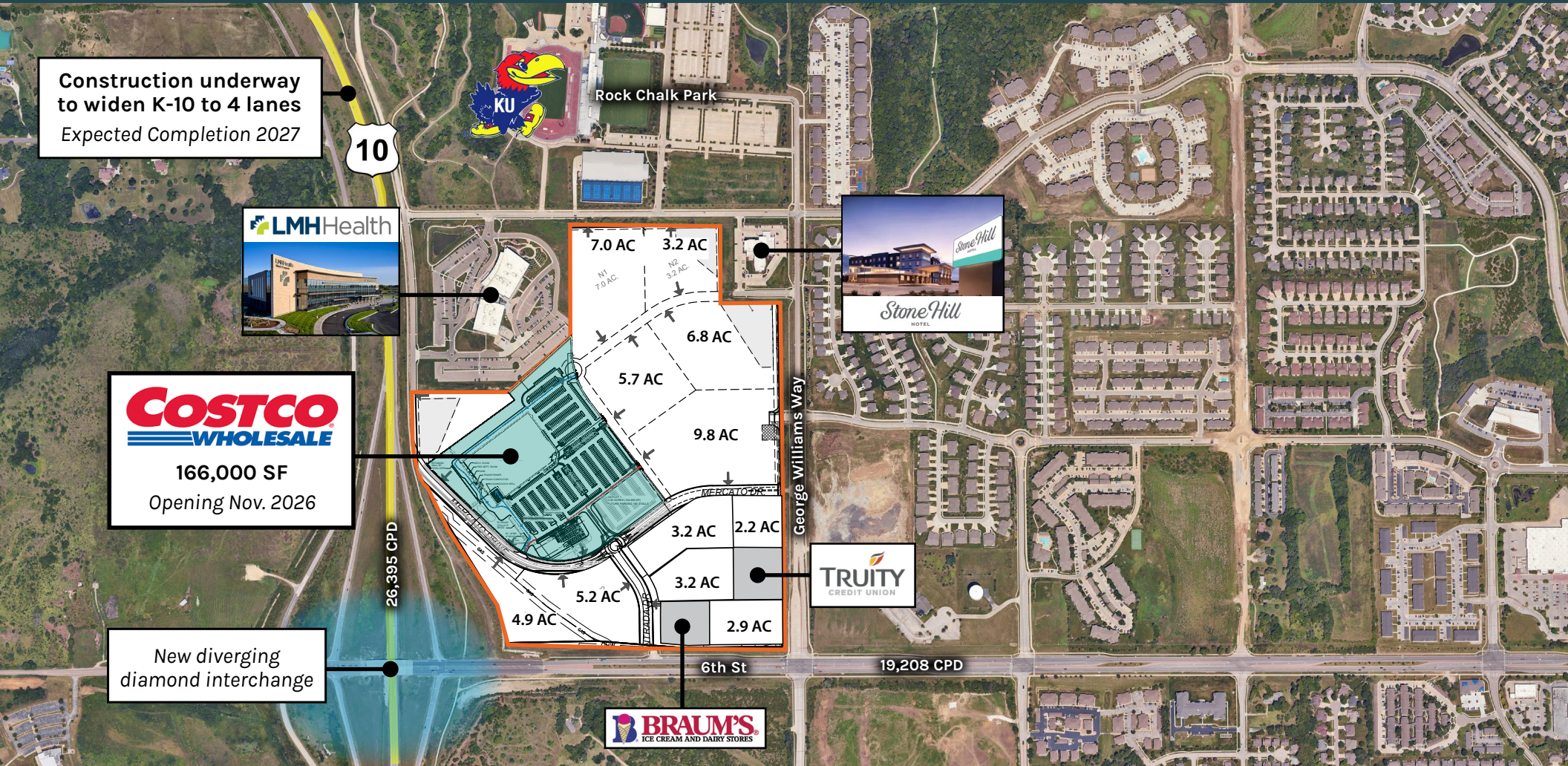


Land Sites for Sale/Lease/BTS

# The Mercato - Costco Anchored

NEC OF K-10 & 6TH ST | LAWRENCE, KS

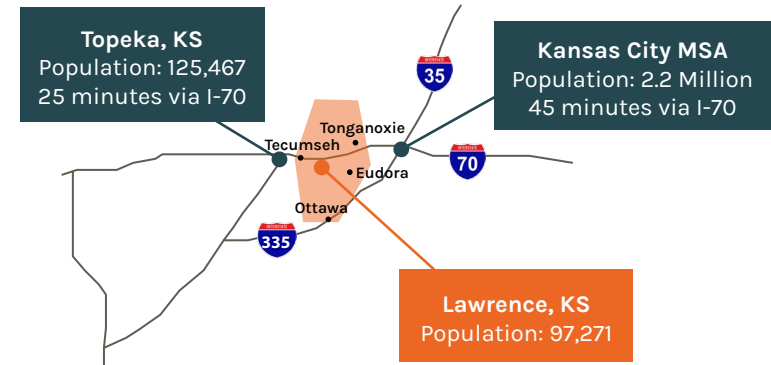


# Property Highlights

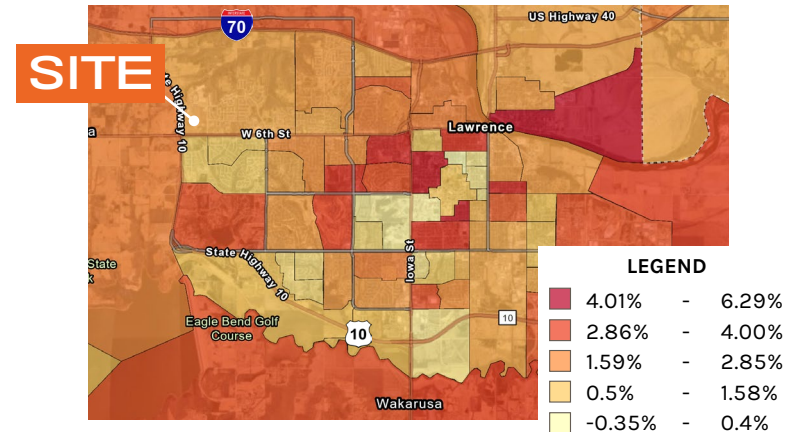
- Land sites available for sale/lease/build to suit
- Anchored by 166,000 SF Costco Wholesale
- Pad sites with visibility to K-10 & 6th Street and George Williams Way
- Significant residential & commercial growth in Lawrence
- **Lawrence Memorial Hospital** is one of the top employers in the area
  - \$100M+ Project
  - **1,000+ patients and staff onsite daily**
- Adjacent to Rock Chalk Park
  - 181,000 SF complex; 89 AC of public/private sports and entertainment facilities
  - **Combined 550,000+ annual visitors**
- 6th St and K-10 interchange improvements
  - Completed: \$10.5M diverging diamond interchange
  - Construction underway: widening of the South Lawrence Trafficway to a 4-lane divided highway
    - North to I-70 to be completed in Dec. 2027
    - South to 27th St to be completed in 2026

## Lawrence Trade Area

Serving a growing trade area of **146,964** people including **123,609** in Douglas County plus **27,000+** University students.



## 2024 - 2029 Median Household Income Growth Rate





# Market Aerial

