





LANE4

SECOND GEN. RESTAURANT ADJOINED TO HOME2SUITES

3404 RAINBOW BLVD, KANSAS CITY, KS

- 4,480 SF second gen. restaurant
- FF&E included
- Located just north of the KU Med campus; a world-class academic medical center with over 3.2M annual visitors
- Great highway proximity; 0.5 mi from I-35
- Adjoined to Home2Suites with 40,000+ annual stays



	1 MI.	3 MI.	5 MI.
 TOTAL POP.	8,604	93,895	263,951
 DAYTIME POP.	11,995	179,410	386,210
 AVG. HH INCOME	\$80,355	\$94,871	\$92,584
 TOTAL BUSINESSES	960	7,443	12,882

CHASE GLAESER
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NEIGHBORHOOD AERIAL



ABOUT KU MEDICAL CENTER



ROUND-THE-CLOCK COMMERCIAL POTENTIAL

Operated 24/7, the Center provides a strong customer base during normal business hours and evening hours. **Approximately 38% of the Medical Center's employees are on-site outside the 8-5 daytime hours.**

The KU Medical Center is home to the University of Kansas Schools of Medicine, Nursing and Allied Health, with **3,866 students and 1,584 faculty.**

According to the U.S. News and World Report 2023/2024, **KU Medical Center is ranked in the top 50 hospitals in the county in 8 adult specialties.** KU Med is planning to expand their current facilities in the coming years.

UNIVERSITY OF KANSAS RESEARCH CENTER | \$450+ M

KU Med is planning to add a **670,000 SF cancer research facility** to its main campus. The facility will allow KU Med to bring nearly all cancer research activities in one building, and house a dry and wet lab space, imaging center, and administrative/conference spaces.

BRAIN HEALTH BUILDING | \$59+ M

KU Med is looking to expand operations into an additional **110,000 SF building.** The expansion would include clinical space, patient exercise areas, administrative offices, dry and wet lab space, memory cafe, demonstration kitchen, and research observation areas.

DENTAL SCHOOL | \$37+ M

The proposed dental school will leverage existing assets at KU Med to further address the shortage of oral health professionals in Kansas. The building would replace the existing Dyles Library and would be approximately **80,000 SF.**

ADDITIONAL PARKING GARAGE | \$31+ M

The **1,500-space multi-level**, structured parking garage will account for additional traffic resulting from expanded medical and academic offerings.