

1,000 - 7,235 SF AVAILABLE  
UNDER NEW OWNERSHIP



1401 W 23RD ST  
RETAIL SPACE FOR LEASE

LAWRENCE, KS

*For leasing information:*

**ANDREW SANDBURG**

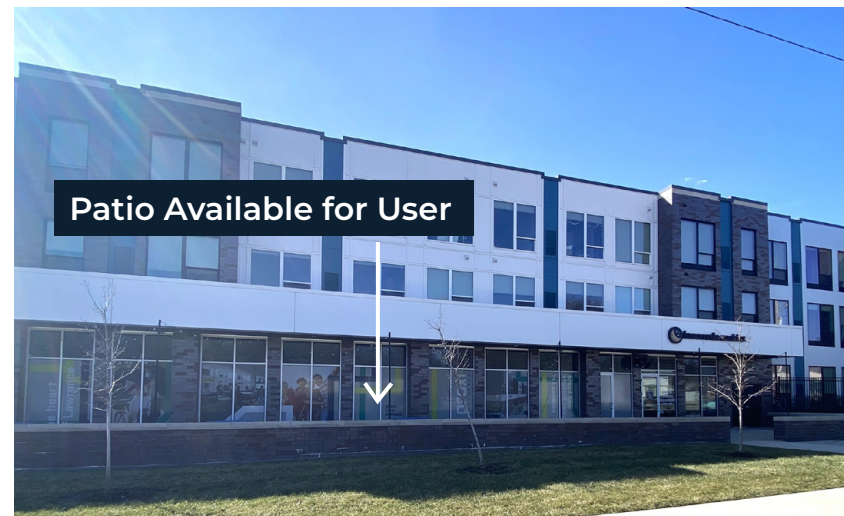
816.268.9111 / [asandburg@lane4group.com](mailto:asandburg@lane4group.com)

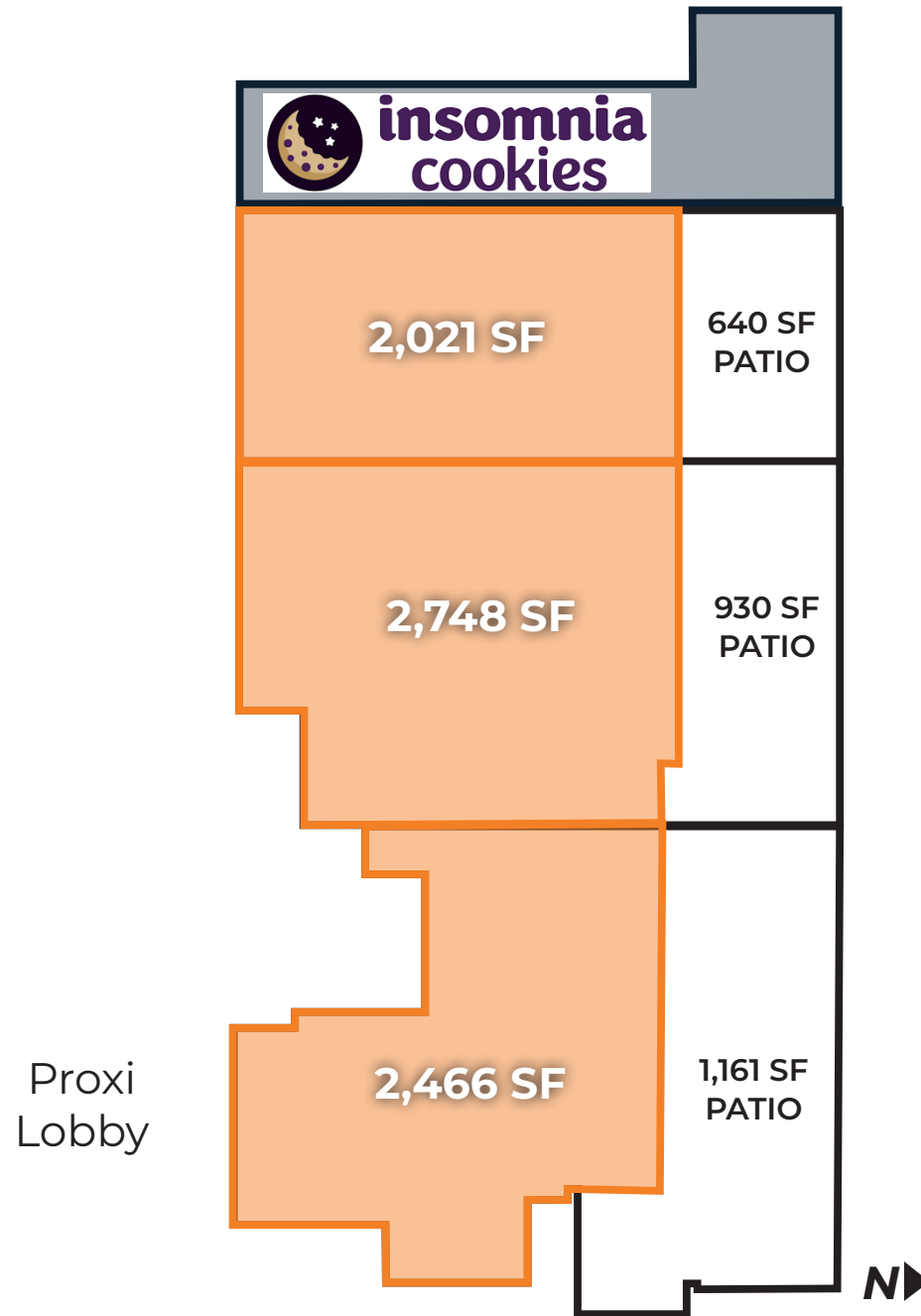


## PROPERTY HIGHLIGHTS

- **1,000-7,235 SF** flexible retail available for lease
- Under new ownership
- Patio space available for tenant use
- First floor retail below 120-unit/312-bed student living apartment
- Less than 1 mi. from the University of Kansas campus
- Great visibility facing 23rd St with 26,000+ CPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,536	74,215	97,402
Average HH Income	\$68,822	\$82,638	\$96,348
# of Businesses	523	3,138	4,050
# of Employees	8,485	42,117	52,490





## SITE PLAN

1,000 - 7,235 SF

FLEXIBLE RETAIL SPACE



# LANE 4

