

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

LANE4



1401 W 23RD ST
RETAIL SPACE FOR LEASE

LAWRENCE, KS

For leasing information:

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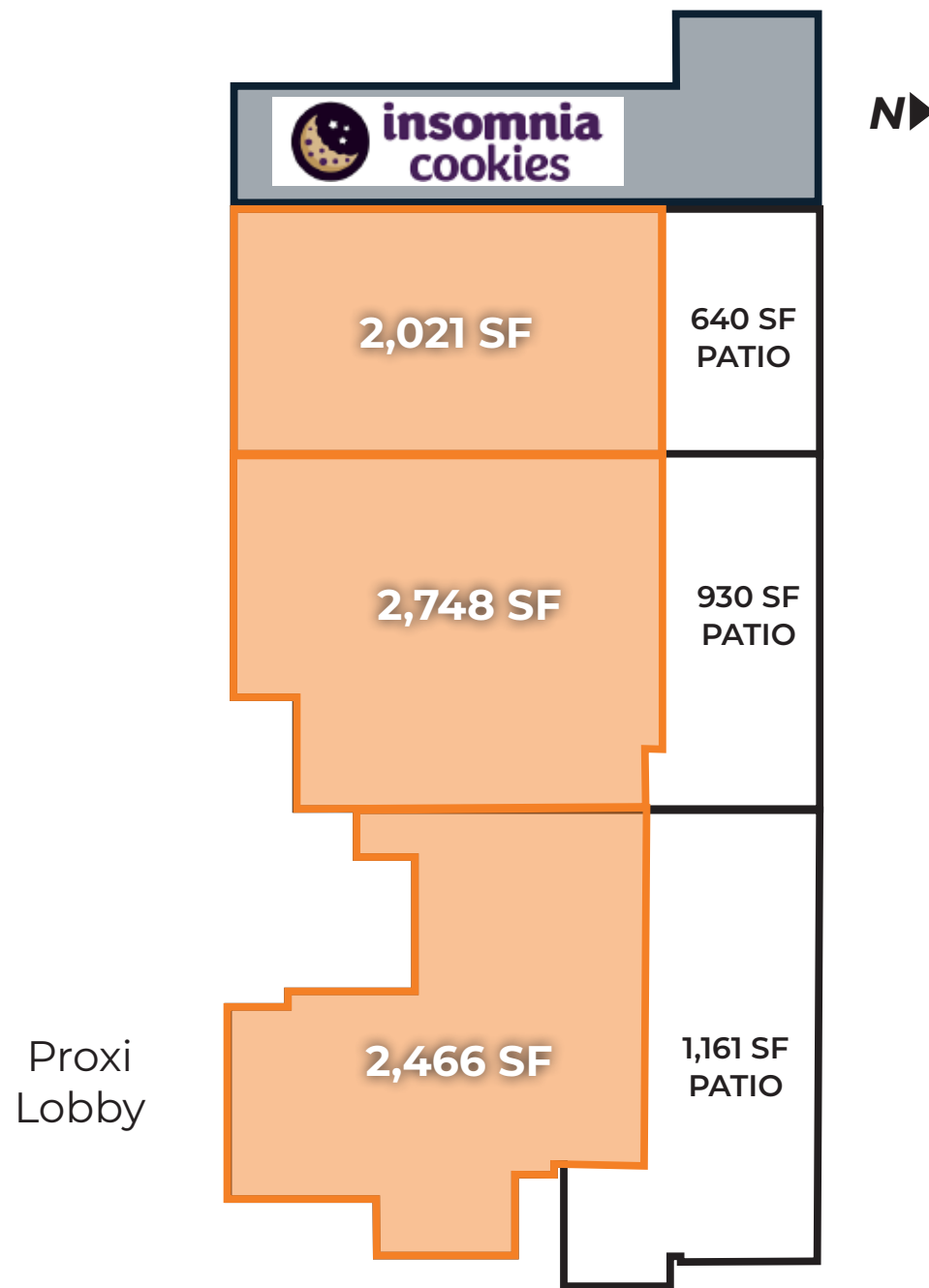
PROPERTY HIGHLIGHTS

- **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



Patio Available for User



SITE PLAN

1,000 - 7,235 SF

FLEXIBLE RETAIL SPACE

LAWRENCE MARKET OVERVIEW

LANE4



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