

2nd Gen Restaurant/Brewery for Lease

The Marsh Building

623 MASSACHUSETTS ST | LAWRENCE, KS

5,638 SF



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LANE4

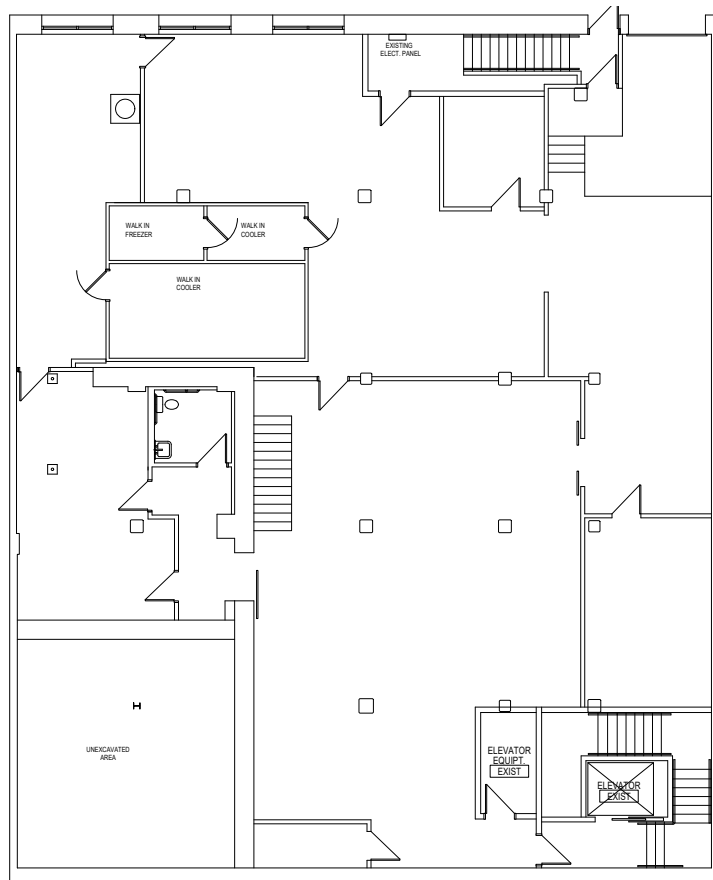
Property Highlights

- 5,638 SF turnkey 2nd generation restaurant/brewery
- 2 12' hood systems, 3 compartment sink/grease trap, multiple walk-ins/cooler/freezer
- Full bar buildout with exposed ceilings, stone/brick interior walls, and elevated stage
- Brewery equipment available; active liquor license
- 15 reserved parking spaces
- Potential to add patio
- Additional lower level storage

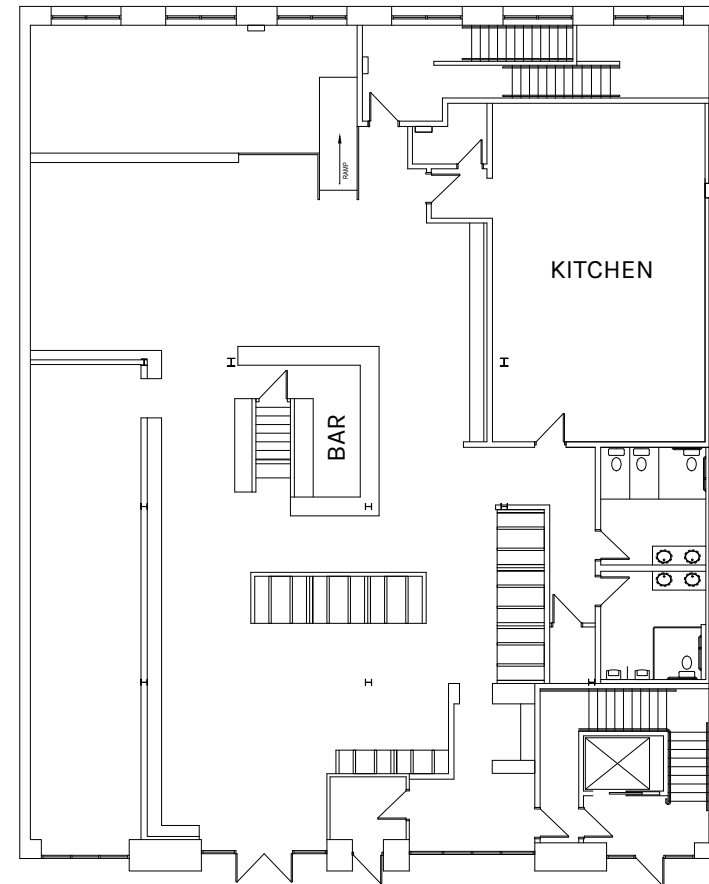


Floor Plans

LOWER LEVEL



FIRST FLOOR



Location & Demographics



Submarket and Location

Lawrence is a diverse and multifaceted city, providing the same urban amenities found in surrounding metropolitan areas while maintaining a strong sense of community and culture. Dubbed “Mass Street”, the 6-block span boasts one of the most vibrant and bustling downtown shopping, dining, and entertainment districts in the area.

Lawrence is located 45 minutes west of the Kansas City Metro and 30 minutes east of Topeka, Kansas, and is home to the University of Kansas with over 28,000 students.

Demographics	1 MI.	3 MI.	5 MI.
Population	12,185	62,329	97,367
Avg. HH Income	\$69,208	\$82,637	\$93,665
# of Businesses	1,176	2,846	4,022
# of Employees	22,232	54,684	67,929

**Demographics do not include 28,500+ University of Kansas students on campus*

Lawrence Market



DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MI
2026 Population	12,185	62,329	97,367	113,814
2031 Est. Population	12,274	62,740	98,537	115,217
2026-2031 Pop. Growth	0.15%	0.13%	0.24%	0.25%
Average Growth Rate - State of KS			0.07%	



Households	5,619	26,626	42,240	48,562
Average HH Income	\$69,208	\$82,637	\$93,665	\$98,794
Median HH Income	\$55,637	\$67,248	\$71,498	\$76,366



# Businesses	1,176	2,846	4,022	4,401
# Employees	22,232	54,684	67,929	70,670

*Demographics do not include 28,500+ University of Kansas students on campus

