

WORLD MARKET

**18,297 SF  
AVAILABLE**

# PINE RIDGE PLAZA

3106 IOWA STREET

LAWRENCE, KS



**LOCATION.**  
commercial real estate

*\* EXCLUSIVE REAL ESTATE AVAILABLE FOR LEASE.  
CURRENT TENANT IS STILL OPERATING AND OPEN  
FOR BUSINESS; PLEASE DO NOT DISTURB TENANT.*





# PINE RIDGE PLAZA

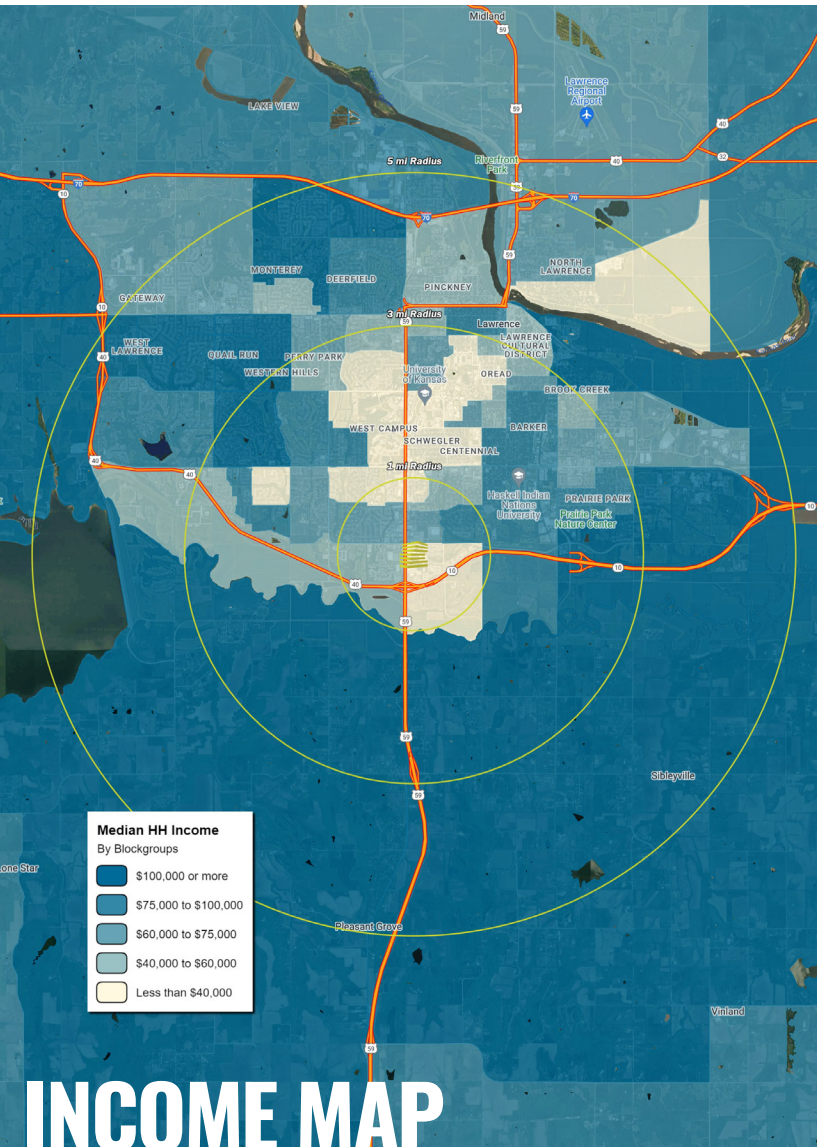
## NEIGHBORHOOD VIBE

ALEX APTER

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IAN SILBERMAN

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### TRADE AREA OVERVIEW

Lawrence is located in the northeast Kansas, approximately 40 miles west of Kansas City, Missouri and 25 miles east of Topeka, and is the county seat of Douglas County. Lawrence is a college town with not one, but two universities. Home to the University of Kansas and Haskell Indian Nations University, Lawrence has a fascinating pre-Civil War history, museums, galleries and sports.

Lawrence hosts a vibrant art scene and is known for its live music venues. Their pedestrian-friendly main street, Massachusetts Street, is named for the home state of the founders, but known to the locals as Mass Street. It's been called "the best destination in Kansas." There you will find unique shops and art galleries, locally owned restaurants, breweries, coffee houses and, of course, music.

There are also plenty of outdoor activities in this bicycle-friendly town. Lawrence has more than 50 public parks and trails, with South Park's gazebo as the summer setting for free public concerts. The universities offer additional sites of interest for academics, sports fans, historians and visitors.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	8,132	55,100	95,188
<b>HOUSEHOLDS</b>	3,596	22,378	39,871
<b>EMPLOYEES</b>	3,614	16,097	39,520
<b>MED HH INCOME</b>	\$53,862	\$53,679	\$66,300

### AREA RETAIL | RESTAURANTS



Walmart \*



BEST BUY

MENARDS

petco

HOBBY LOBBY

five BELOW



HomeGoods



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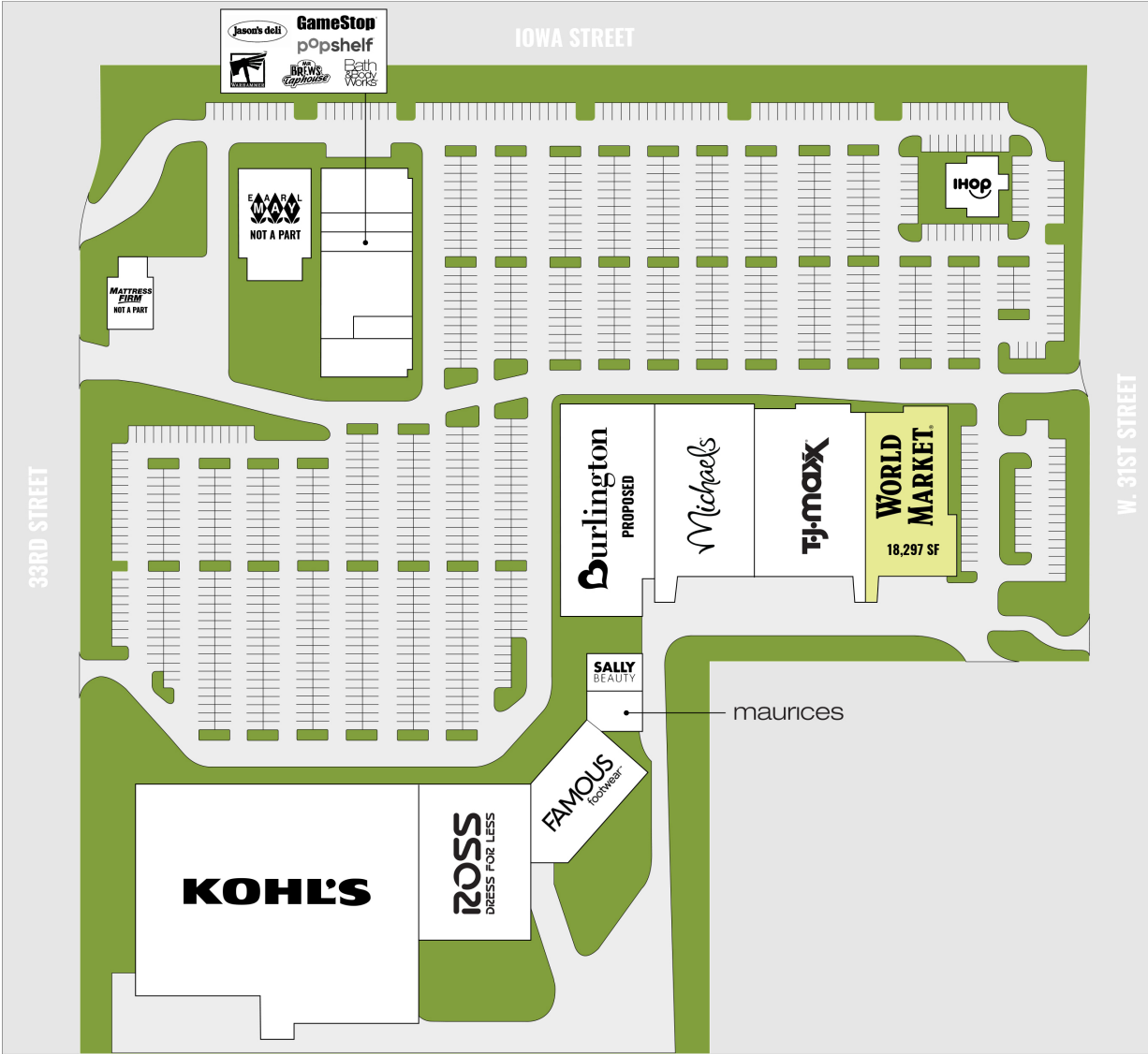
## SITE PLAN + DETAILS

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- 18,297 SF AVAILABLE FOR LEASE AT ONE OF LAWRENCE, KANSAS' PREMIER SHOPPING CENTERS ALONG THE CITY'S DOMINANT RETAIL CORRIDOR, 31ST AND IOWA STREET

- 235,000 SF POWER CENTER LOCATED LESS THAN 5 MINUTES FROM THE UNIVERSITY OF KANSAS CAMPUS

- ROBUST NATIONAL TENANT LINE UP INCLUDING TJ MAXX, MICHAELS, ROSS, AND KOHLS

- IDEAL LOCATION AND EXCELLENT VISIBILITY TO NEARLY 38,000 VPD ON IOWA ST AND 31ST ST

- CALL BROKER FOR MORE DETAILS

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## MARKET AERIAL

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