

PINE RIDGE PLAZA

LAWRENCE, KS

3106 IOWA STREET



18,825 (2022)

FORMER RESTAURANT
2,910 SF

popshelf

Burlington

Michaels

TJ-maxx

WORLD MARKET

maurices

FAMOUS footwear

ROSS
DRESS FOR LESS

KOHL'S

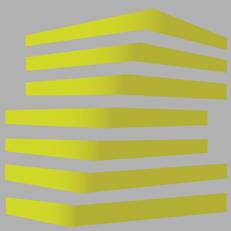
Walmart



LOCATION.

W 31st St





PINE RIDGE PLAZA

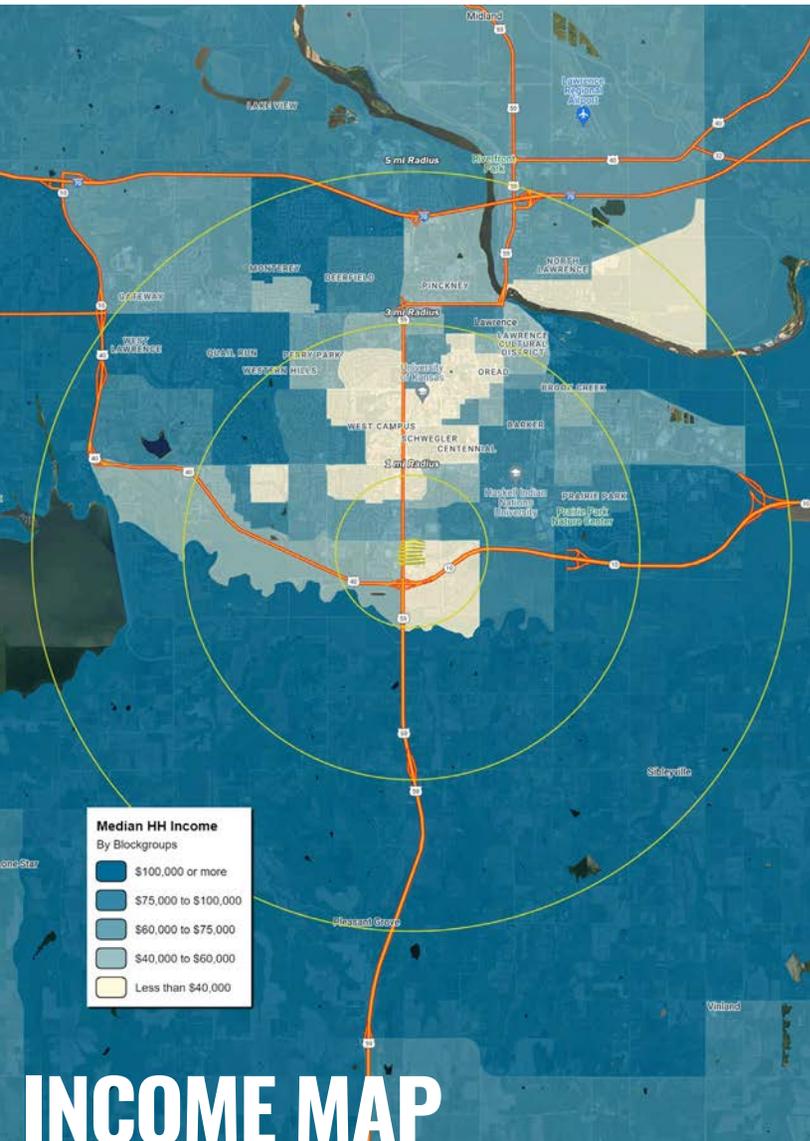
NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
alex@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



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
POPULATION	8,132	55,100	95,188
HOUSEHOLDS	3,596	22,378	39,871
EMPLOYEES	3,614	16,097	39,520
MED HH INCOME	\$53,862	\$53,679	\$66,300

AREA RETAIL | RESTAURANTS



Walmart *



BEST BUY

MENARDS

petco

HOBBY LOBBY

five BELOW



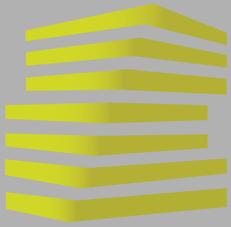
HomeGoods

INCOME MAP



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



PINE RIDGE PLAZA

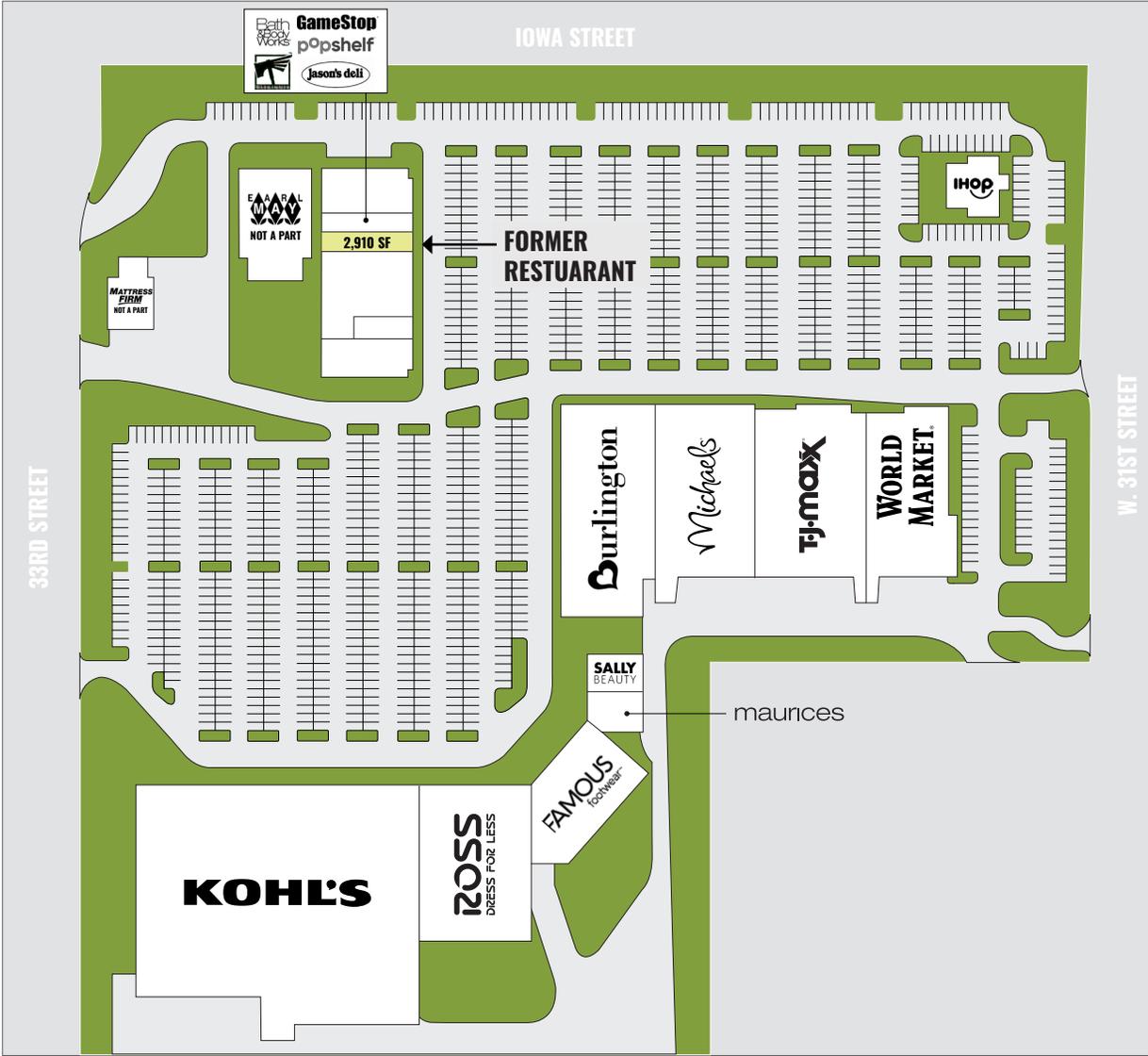
SITE PLAN + DETAILS

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
alex@LocationCRE.com

IAN SILBERMAN

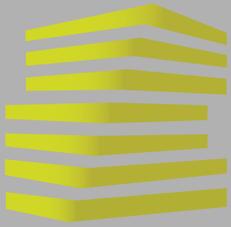
314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



- 2,910 SF FORMER RESTAURANT 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

360 VIRTUAL TOURS
AVAILABLE SUITE





PINE RIDGE PLAZA

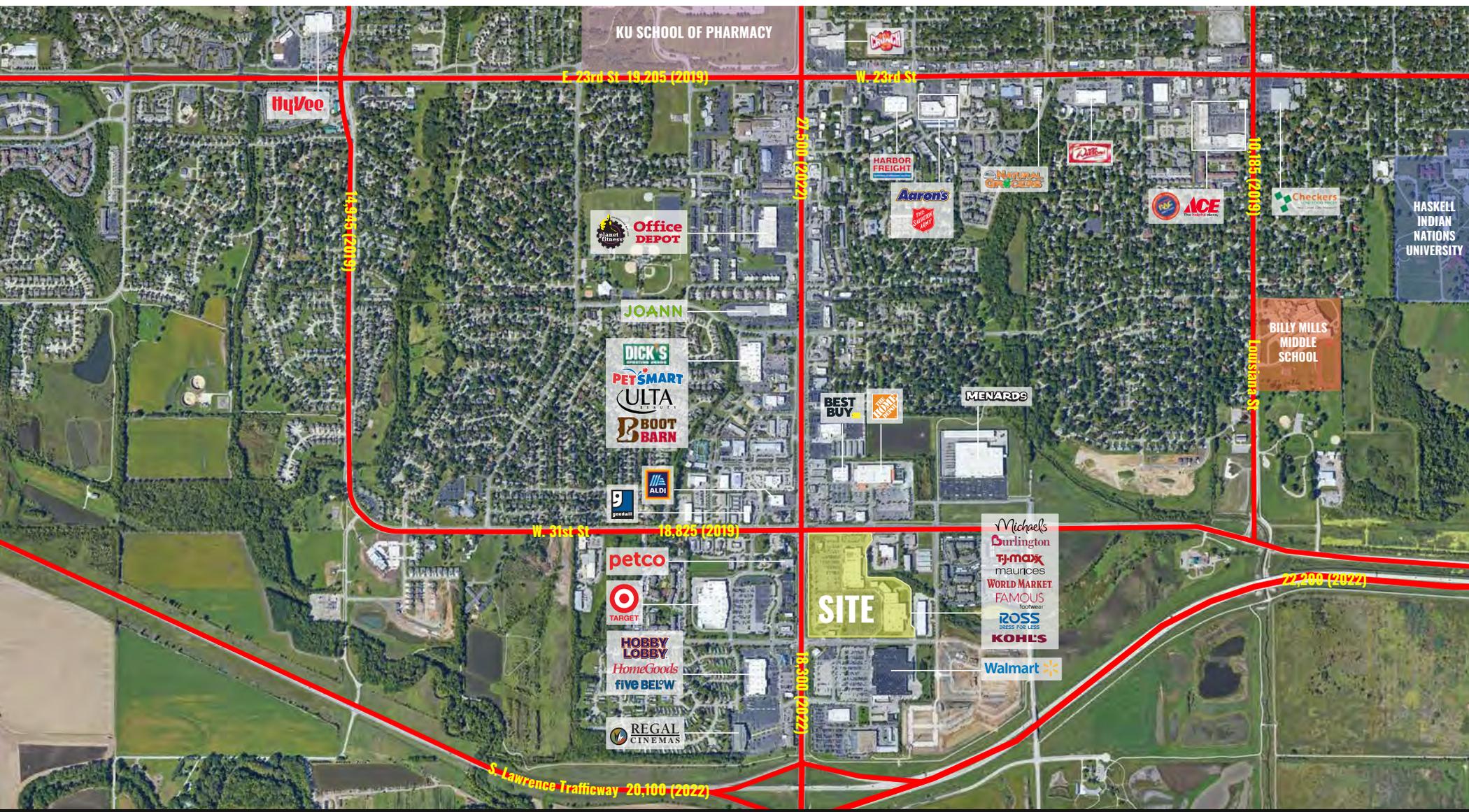
MARKET AERIAL

ALEX APTER

IAN SILBERMAN

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
alex@LocationCRE.com

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



LOCATION.

commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.