

FOR LEASE > RETAIL SPACE



3514 Clinton Parkway

LAWRENCE, KANSAS



Property Description

Great location in West Lawrence within a neighborhood center, anchored by Hy-Vee grocery store. Situated at the signaled intersection of Kasold Drive and Clinton Parkway where traffic counts average 20,595 CPD. The well-kept property has excellent parking and signage opportunities.

Property Highlights

- > Available space: 1,800 SF up to 5,000 SF
- > Building size: 36,815 SF
- > Built in 1995
- > Zoning: PCD - Planned Commercial Development
- > Lease rate: \$18.50 PSF, + proportionate share of expenses estimated at \$6.80 PSF

Suite	Square Feet	Availability	Monthly Rate
2514E	2,450	07/1/17	\$3,777, NNN
3514H	5,000	10/1/18	\$7,708, NNN
3514 I6	4,884	12/1/17	\$7,529, NNN



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Lawrence Area



Current Tenants

2 Shy Kids

AAA Insurance

Anytime Fitness

Bank of America

Beauty Brands

Enhance Dental

Great Clips

Juice Stop

Parkway Wine

Scotch Cleaners

UPS Store



	1 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2000 Total Population	7,951	64,370	82,589
2010 Total Population	9,278	69,223	90,237
2016 Total Population	9,824	75,879	98,407
2021 Total Population	10,634	81,673	105,856
Population Change 2000 to 2010	16.7%	7.5%	9.3%
Population Change 2000 to 2016	23.6%	17.9%	19.2%
Population Change 2010 to 2021	14.6%	18.0%	17.3%
Population Change 2016 to 2021	8.2%	7.6%	7.6%
2016 Age			
Median Age	29.6	26.3	28.0
19 and Under	21.6%	23.8%	24.2%
20 to 29	29.1%	32.6%	29.3%
30 to 39	12.7%	12.0%	13.4%
40 to 49	8.7%	8.5%	9.2%
50 to 64	15.1%	13.4%	14.2%
65 and Over	12.7%	9.8%	9.7%
2016 Occupation			
Civilian employed population 16 years and over	5,370	41,994	54,433
White collar	69.8%	70.7%	68.9%
Blue collar	30.2%	29.3%	31.1%
2016 Household Income			
up to \$24,999	25.1%	30.1%	28.6%
\$25,000 to \$49,999	23.3%	23.4%	23.8%
\$50,000 to \$74,999	20.4%	17.5%	19.2%
\$75,000 to \$124,999	18.6%	15.7%	16.0%
\$125,000 to \$199,999	8.6%	10.2%	9.4%
\$200,000 or more	4.1%	3.2%	3.0%