## 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  6	4,884	12/1/17	\$7,529, NNN



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Lawrence Area



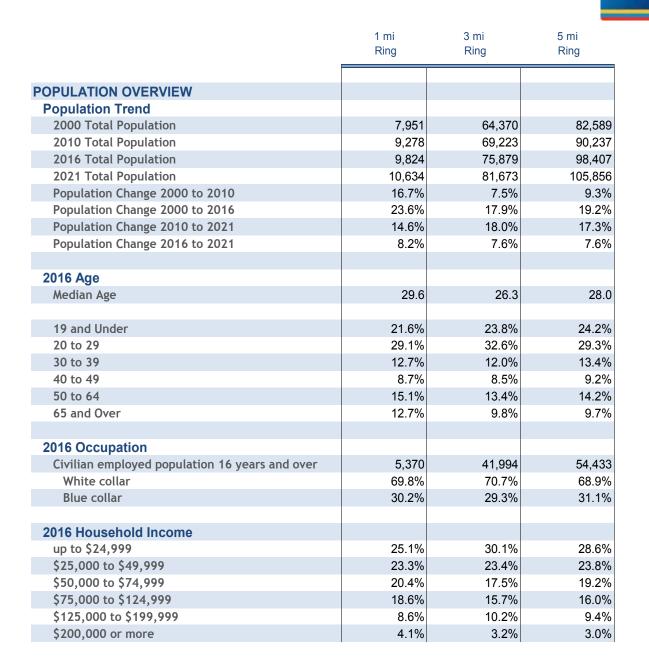


Current Tenants
Current renames
2 Shy Kids
AAA Insurance
Anytime Fitness
Bank of America
Beauty Brands
Enhance Dental
Great Clips
Juice Stop
Parkway Wine
Scotch Cleaners
UPS Store

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## 3514 Clinton Parkway > Demographics



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