

FOR LEASE > RETAIL SPACE

525 Wakarusa Drive, Suite 102B

LAWRENCE, KANSAS



Property Description

This new, multi-tenant, retail project is located in growing Northwest Lawrence within a Walmart outparcel, near Free State High School. The property is anchored by well-known restaurants SPIN! Pizza, Blue Moose, and new comer Eat.Fit.Go. The site includes excellent parking and prominent signage opportunities. This is a highly visible location with an average traffic count of 19,600± CPD along 6th Street at Wakarusa Drive. The lease rate is \$26.00 PSF, NNN for a vanilla box delivery.

Property Highlights

- > Building size: 12,700± SF
- > Available space: 1,222 SF
- > Lease rate: \$2,648 monthly, NNN

DEMOGRAPHICS	1-mile	3-mile	5-mile
2015 Total Population	9,234	46,765	88,390
2015 to 2020 Population Growth	17.0%	10.4%	6.8%
Median Household Income	\$78,415	\$57,425	\$47,123
Average Household Income	\$101,002	\$79,213	\$66,914
Median Home Value	\$254,183	\$215,862	\$187,812
Average Home Value	\$296,025	\$258,541	\$225,709

ALLISON VANCE MOORE
+1 785 865 5100 | EXT. 102
LAWRENCE, KS
allison.moore@colliers.com

COLLIERS INTERNATIONAL
805 New Hampshire, Suite C
Lawrence, KS 66044
www.colliers.com

525 Wakarusa Drive > Tenant Plan



525 Wakarusa Drive > Aerial

