

FOR LEASE > RETAIL SPACE



1101 Indiana Street

LAWRENCE, KANSAS



Property Description

This is an opportunity to occupy retail space on the street levels of a 624-bed student housing project. The property is located within walking distance from the University of Kansas campus which is home to 26,968± students and 9,872± employees. Situated at the corner of 11th and Indiana Streets, the property is also within walking distance from Downtown Lawrence. There are a variety of space options available and a generous tenant allowance of \$20 PSF, for qualified tenants.

Property Highlights

- > Available space: varies up to 3,840 SF
- > Lease rate: \$26.00 PSF, NNN (est. \$3.58 PSF)

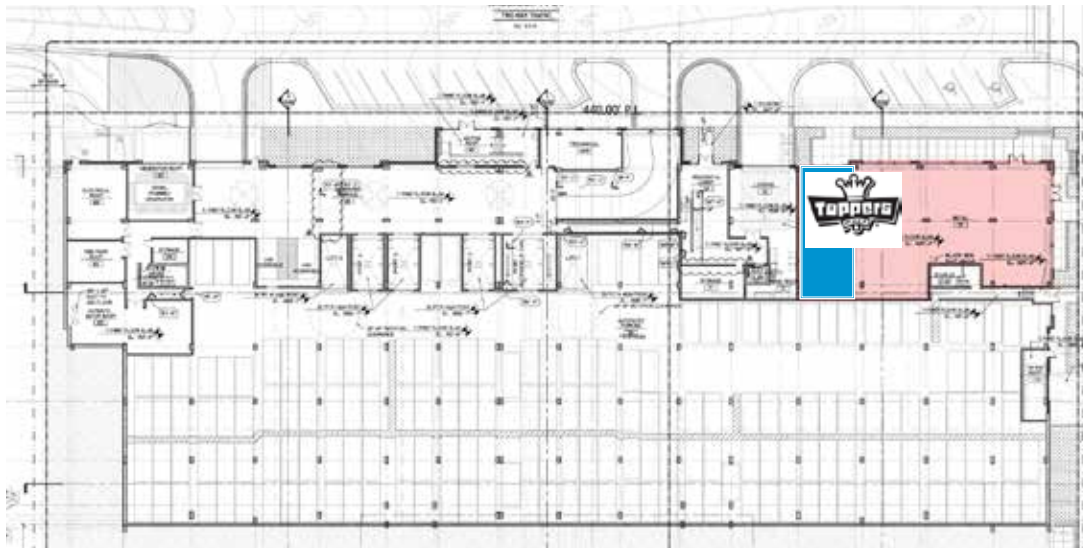
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Available Space



Mississippi Street



1st Floor: 3,840 SF available*

*may not be subdivided



3rd Floor: 2,168 SF available*

*may not be subdivided



5th Floor: 3,030 SF available

 Denotes Leased Space

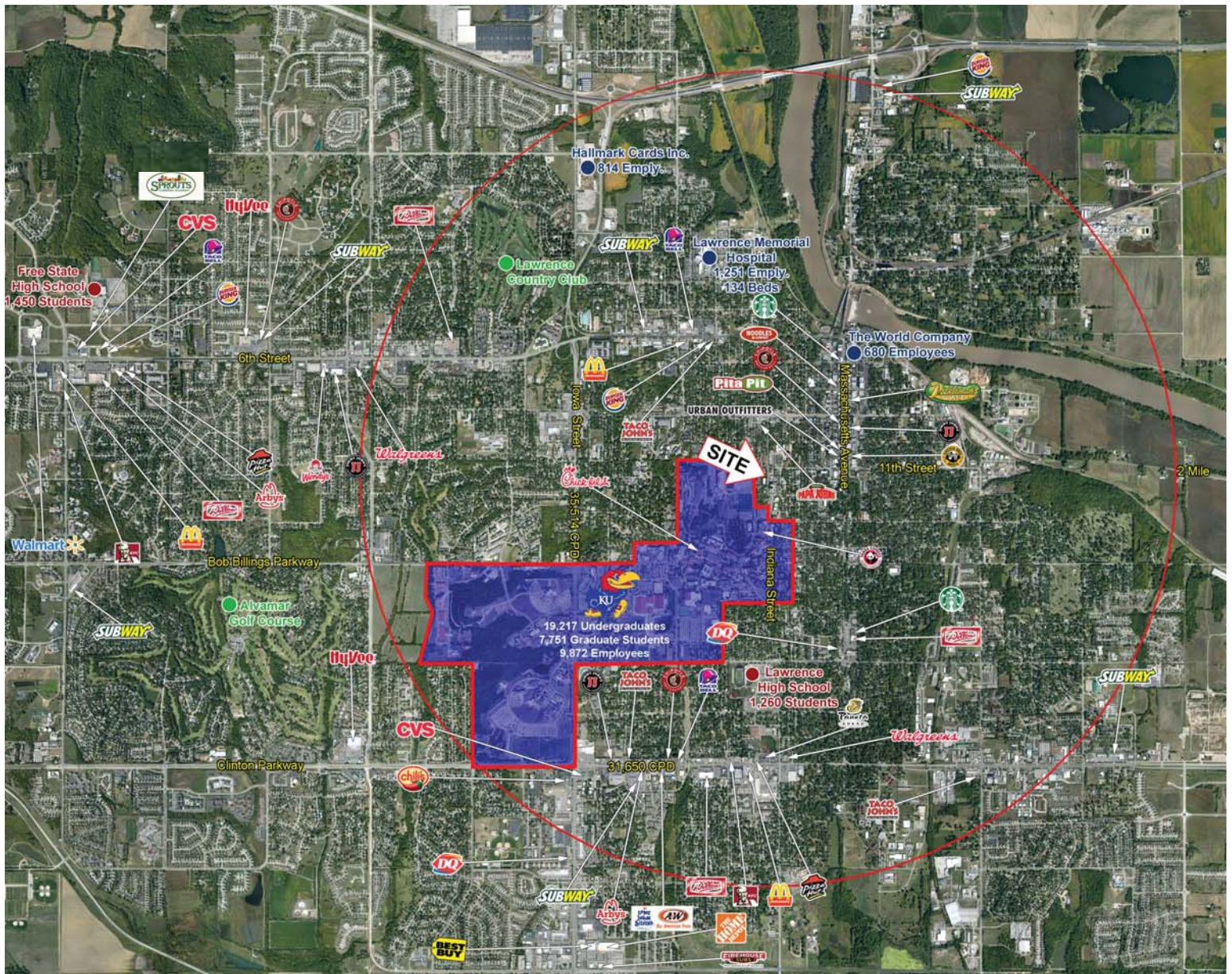
1101 Indiana Street > Demographics



	1 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2010 Total Population	20,524	73,840	89,528
2015 Total Population	21,408	78,035	95,928
2020 Total Population	22,005	81,852	102,507
Population Change 2000 to 2015	-1.9%	8.0%	17.2%
Population Change 2010 to 2020	7.2%	10.9%	14.5%
Population Change 2015 to 2020	2.8%	4.9%	6.9%
2015 Age			
Median Age	23.0	26.7	27.7
19 and Under	26.3%	24.0%	24.2%
20 to 29	48.0%	32.1%	29.9%
30 to 39	9.1%	12.9%	13.1%
40 to 49	5.1%	8.8%	9.5%
50 to 64	7.2%	13.4%	14.1%
65 and Over	4.3%	8.7%	9.3%
2015 Occupation			
Civilian employed population 16 years and over	11,554	43,445	53,283
White collar	66.1%	66.6%	68.3%
Blue collar	33.9%	33.4%	31.7%
2015 Educational Attainment			
Population 25 years and over	7,379	41,435	52,637
No High School Diploma	4.6%	5.0%	4.7%
High school graduate, GED, or alternative	13.3%	17.3%	16.8%
College No Degree	20.4%	20.2%	19.4%
College or Advanced Degree	61.7%	57.5%	59.1%
2015 Marital Status			
Population 15 years and over	20,100	67,211	81,591
Married	18.4%	34.6%	37.9%
Not Married	81.6%	65.4%	62.1%
2015 Household Size			
Average Household Size	2.1	2.3	2.4
Household Income Trend			
2010 Median Income	\$25,717	\$42,203	\$44,950
2015 Median Income	\$28,222	\$43,821	\$47,607
2020 Median Income	\$28,749	\$44,203	\$48,626
Median Income Change 2000 to 2015	33.1%	31.6%	35.2%
Median Income Change 2010 to 2020	11.8%	4.7%	8.2%
Median Income Change 2015 to 2020	1.9%	.9%	2.1%
2015 Household Income			
up to \$24,999	44.7%	30.1%	27.7%
\$25,000 to \$49,999	26.7%	25.2%	24.2%
\$50,000 to \$74,999	14.3%	19.5%	19.4%
\$75,000 to \$124,999	8.7%	16.0%	17.3%
\$125,000 to \$199,999	3.7%	6.5%	8.1%
\$200,000 or more	1.8%	2.7%	3.4%
2015 Occupancy			
Households	7,132	30,161	37,196
Owner Occupied	24.2%	45.3%	47.7%
Renter Occupied	75.8%	54.7%	52.3%
Occupancy by Number of Units			
1 Unit, Detached	42.1%	51.4%	52.0%
1 Unit, Attached	5.1%	9.5%	10.5%
2 to 9	31.2%	20.7%	20.1%
10 to 49	17.6%	13.0%	12.1%
50 or more Units	2.9%	2.4%	2.5%
Mobile Home	.9%	2.9%	2.7%
Boat, RV, Van, etc.	.2%	.1%	.0%



1101 Indiana Street > Area Aerial



FOR MORE INFORMATION:

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