

FOR SALE OR LEASE > RETAIL SPACE

# 3821 W 6th Street

LAWRENCE, KANSAS



## Property Description

This freestanding building is located at the signaled southeast corner of 6th Street and Monterey Way at the bustling retail and services corridor. With easy access to both I-70 and the South Lawrence Traffic Way, the property has excellent visibility, unique monument signage, plentiful parking and access to both Monterey Way and Comet Lane. The property is zoned PCD and can accommodate a variety of retail and/or office users.

## Property Highlights

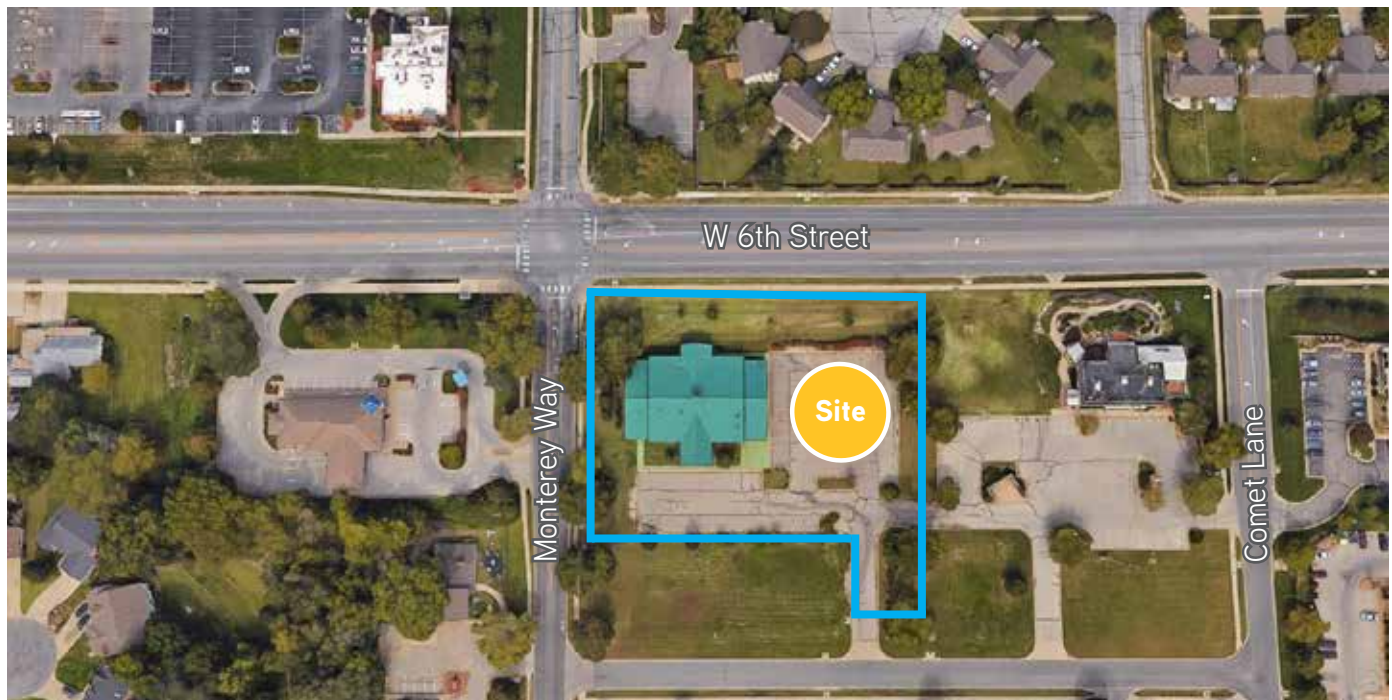
- > 8,532 SF building
- > 1.55 acre lot
- > Built in 2001
- > PCD zoning
- > Lease rate: \$14 psf, NNN
- > Sale price: \$1,200,000.00

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## 3821 W 6th Street > Lot



## 3821 W 6th Street > Aerial

