



Colliers

For Sale

1330 N. 3rd Street
Lawrence, Kansas

**13.24 acres of land with an approximate
640 SF retail structure**

J. Taylor

Senior Vice President
+1 785 766 9484
j.taylor@colliers.com

Colliers Lawrence

3705 Clinton Parkway #201
Lawrence, Kansas 66047
+1 785 865 5100
colliers.com/lawrence

- Zoning: IG
- Retail structure built in 1988
- Highway visibility
- Located 0.4 miles from I-70 with a daily traffic count of 33,800
- Sale price: \$1,195,000

Accelerating success.

Flood Plain Aerial

1330 N. 3rd Street | For Sale





Lawrence, Kansas

Located between Kansas City and Topeka, Lawrence, Kansas is the sixth-largest city in the state and home to the Douglas County Seat and the University of Kansas. The community has a population of nearly 96,000 and serves as the regional center to a population of 121,000+ spanning across Douglas County. With a strong community, an excellent workforce and a major university, Lawrence has seen a tremendous amount of growth recently.

Businesses located near The University of Kansas (KU) in Lawrence benefit from the large and reliable customer base that the university provides. With more than 28,000 college students that are always looking for places to eat, shop, and socialize, the university's hub of activity generates local traffic, giving businesses high visibility and exposure to potential clientele.



J. Taylor
 Senior Vice President
 +1 785 766 9484
 j.taylor@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.