

FOR LEASE > RETAIL SPACE



# 4701 Bauer Farm Drive

SUITES B, LAWRENCE, KANSAS

PRICE REDUCED!



## Property Description

This suite is located within the Bauer Farms retail development near the signaled intersection of West 6th and Champion and is within walking distance to Free State High School, an open campus. Join Starbucks in a middle suite. The space has large storefront windows allowing plenty of natural light and is ideal for a variety of uses. Prominent signage is available.

## Property Highlights

- Year built: 2012
- Zoning: PCD
- Suite B
- Available space: 1,955 SF
- Lease price: ~~\$29.50~~ **\$25/SF**, NNN (est. \$11.17/SF)
- ~~\$6,625.82~~ **\$5,982.70** per month



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# 4701 Bauer Farm Drive > Aerial



Demographics	1-mile	3-mile	5-mile
2020 Population	11,062	29,708	55,461
2025 Population Growth	12,433	32,280	58,955
Median Household Income	\$89,030	\$82,290	\$63,106
Median Home Value	\$302,239	\$276,952	\$253,321

