

FOR SALE > TARGET OUT PARCELS

NEW PRICING



# WEST 31<sup>st</sup> STREET & IOWA STREET

3111 NIEDER, LAWRENCE, KANSAS



## Property Highlights

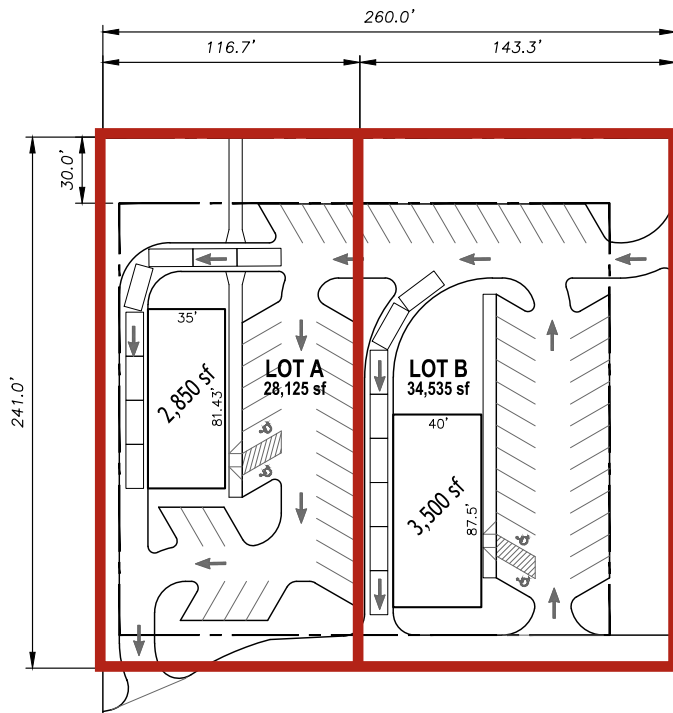
- > Lot Size: 1.432 acres (62,360 SF)
  - > Zoning: Planned Commercial Development (PCD)
  - > New Price: \$795,000 (\$12.75 PSF)
- > Can be split into two drive-thru lots
  - > Lot A: 28,125 SF - \$425,000
  - > Lot B: 34,535 SF - \$525,000
- > Existing 3,785 SF former Steak 'n Shake with 64 parking stalls
- > Located at one of two signalized entrances to Target Center; visibility from Iowa Street/31st Street intersection
- > Ideal for restaurant, bank, auto servicer, or healthcare provider
- > Possible joint venture development opportunity

KIMBERLY TRANBARGER  
+1 816 556 1183  
KANSAS CITY, MO  
kimberly.tranbarger@colliers.com

ALLISON VANCE MOORE  
+1 785 865 3924  
LAWRENCE, KS  
allison.moore@colliers.com

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

## West 31<sup>st</sup> Street and Iowa Street



## Contact Us

KIMBERLY TRANBARGER  
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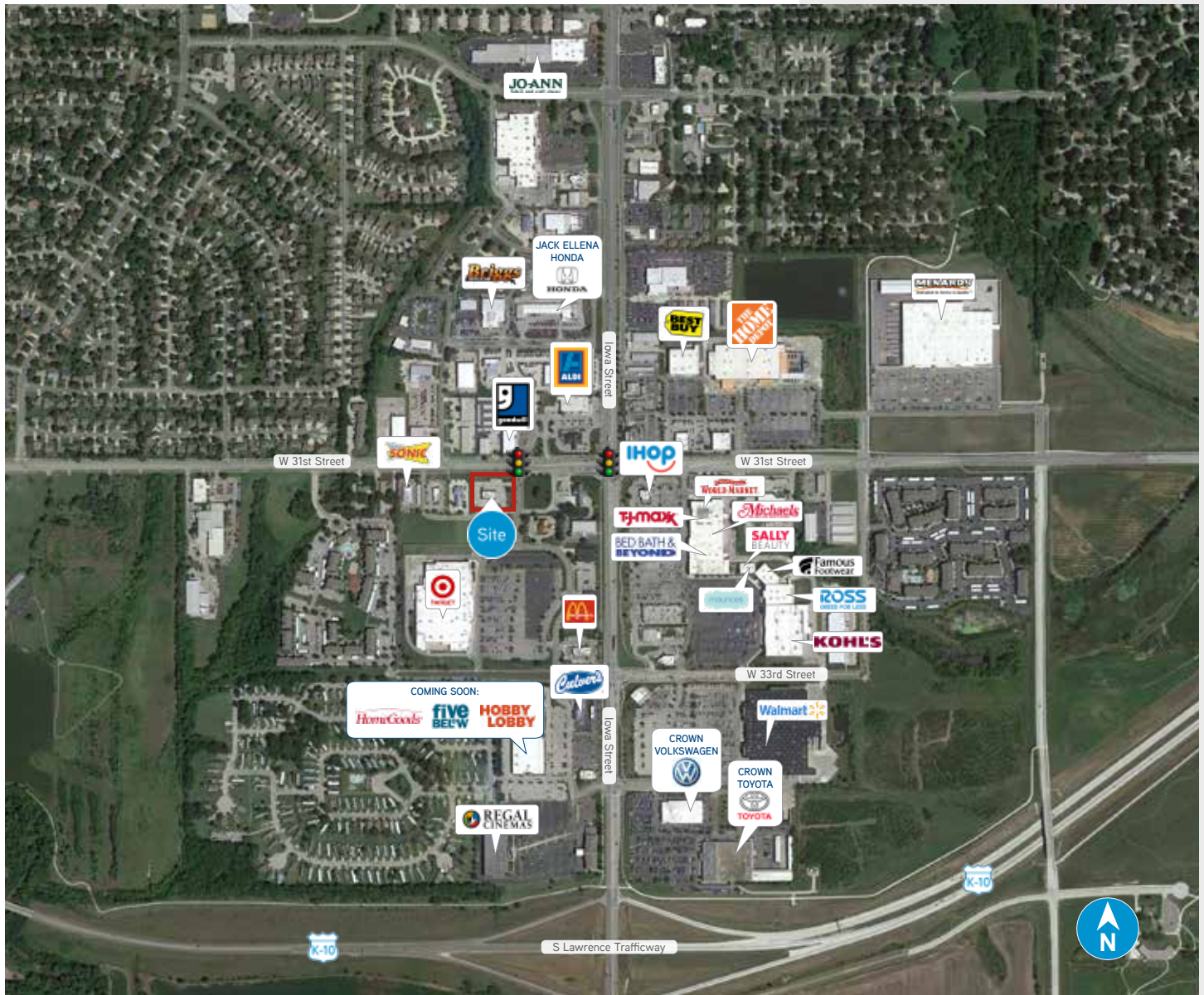
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## West 31<sup>st</sup> Street and Iowa Street



2017 Demographics	1-Mile	3-Mile	5-Mile
Total Population	9,955	54,813	94,332
Daytime Population	8,236	42,526	80,173
Projected Population Growth	880	3,968	7,132
Average Household Income	\$50,811	\$57,775	\$67,699
Median Income	\$46,551	\$47,177	\$56,555

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