

**RETAIL & RESTAURANT SPACE AVAILABLE NOW**

**PROPERTY DETAILS**

- **7,235 +/-SF**
- First floor space available at the base of Proxi – Lawrence’s newest upscale student housing with 120 units accommodating 312 student residents.
- Amazing outdoor patio seating in front of each space.
- Ideal for restaurants, retail shops, service retail, sports bar.



# MAP



**SHAWVER GROUP**  
COMMERCIAL REAL ESTATE

**CHANCE BARROW**  
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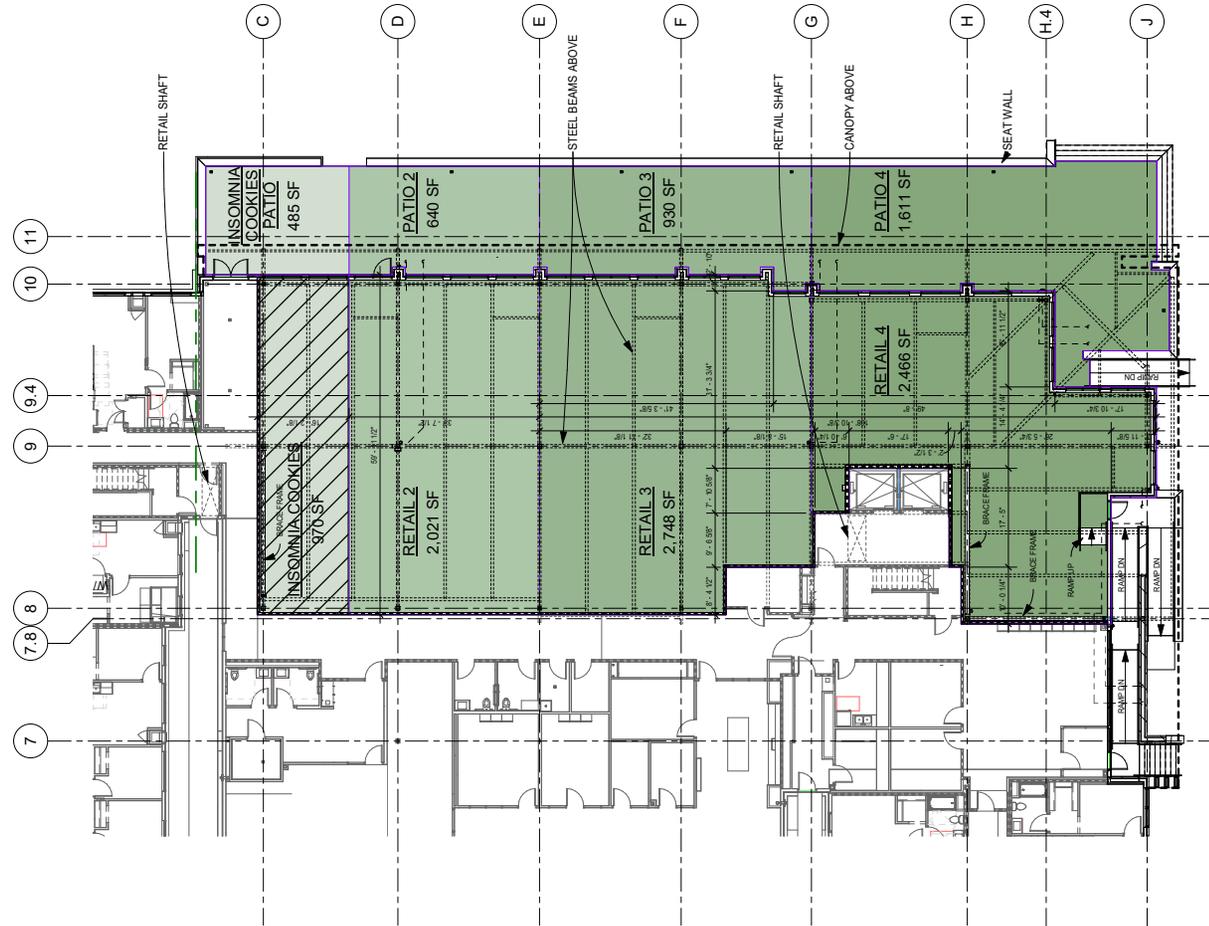
**OPUS**  
THE OPUS GROUP

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# SPACE PLAN

## TARGETED USES

- Breakfast Restaurant
- Coffee Shop
- Financial Services
- Hair Salon
- Health & Wellness
- Pizza
- Sandwich Shops
- Sports Bar
- Urgent Care
- Wine Bar



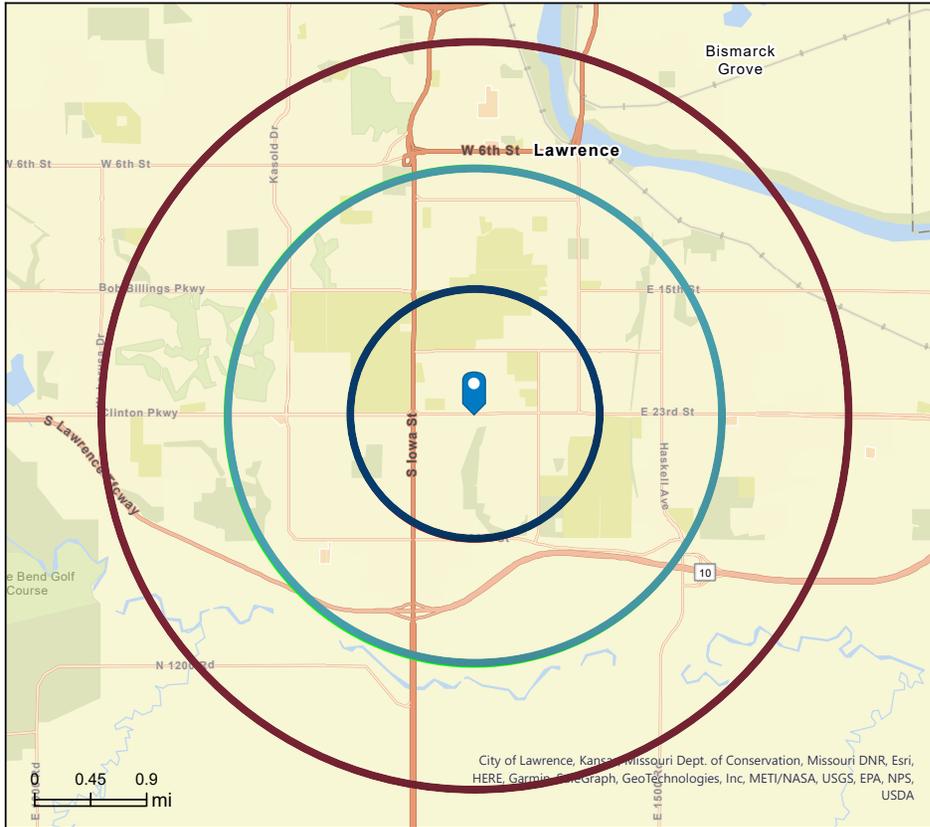
Name	RETAIL SF	PATIO SF	TOTAL SF
INSOMNIA COOKIES	970 SF	485 SF	1,455 SF
RETAIL 2	2,021 SF	640 SF	2,661 SF
RETAIL 3	2,748 SF	930 SF	3,678 SF
RETAIL 4	2,466 SF	1,611 SF	4,077 SF
TOTAL	8,204 SF	3,666 SF	11,871 SF

N ↑ **1** LEVEL 1  
1/16" = 1'-0"



UNIVERSITY OF KANSAS STUDENT HOUSING  
1401 W. 23RD STREET  
LAWRENCE, KS

RETAIL  
04/29/2021



## MARKET INFORMATION

Lawrence is the county seat of Douglas County, United States, and sixth-largest city in Kansas. It is in the northeastern sector of the state, near Interstate 70, between the Kansas and Wakarusa Rivers. As of the 2020 census, the population of the city was 94,934. Lawrence is a college town and the home to both the University of Kansas and Haskell Indian Nations University.

### TOP EMPLOYERS

- 1) **The University Of Kansas**, 9,994
- 2) **Lawrence Public Schools**, 1,920
- 3) **Lawrence Memorial Hospital Healthcare**, 1,800
- 4) **Amarr Entrematic**, 1,538

Employment Growth in Lawrence, KS is 6.9% higher than its nearby cities like Wichita, Kansas City and Manhattan.

