

1401 W 23RD STREET | LAWRENCE, KS

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.



**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE

CHANCE BARROW
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Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Listing(s) information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

MAP



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SPACE PLAN

TARGETED USES

Breakfast Restaurant

Coffee Shop

Financial Services

Hair Salon

Health & Wellness

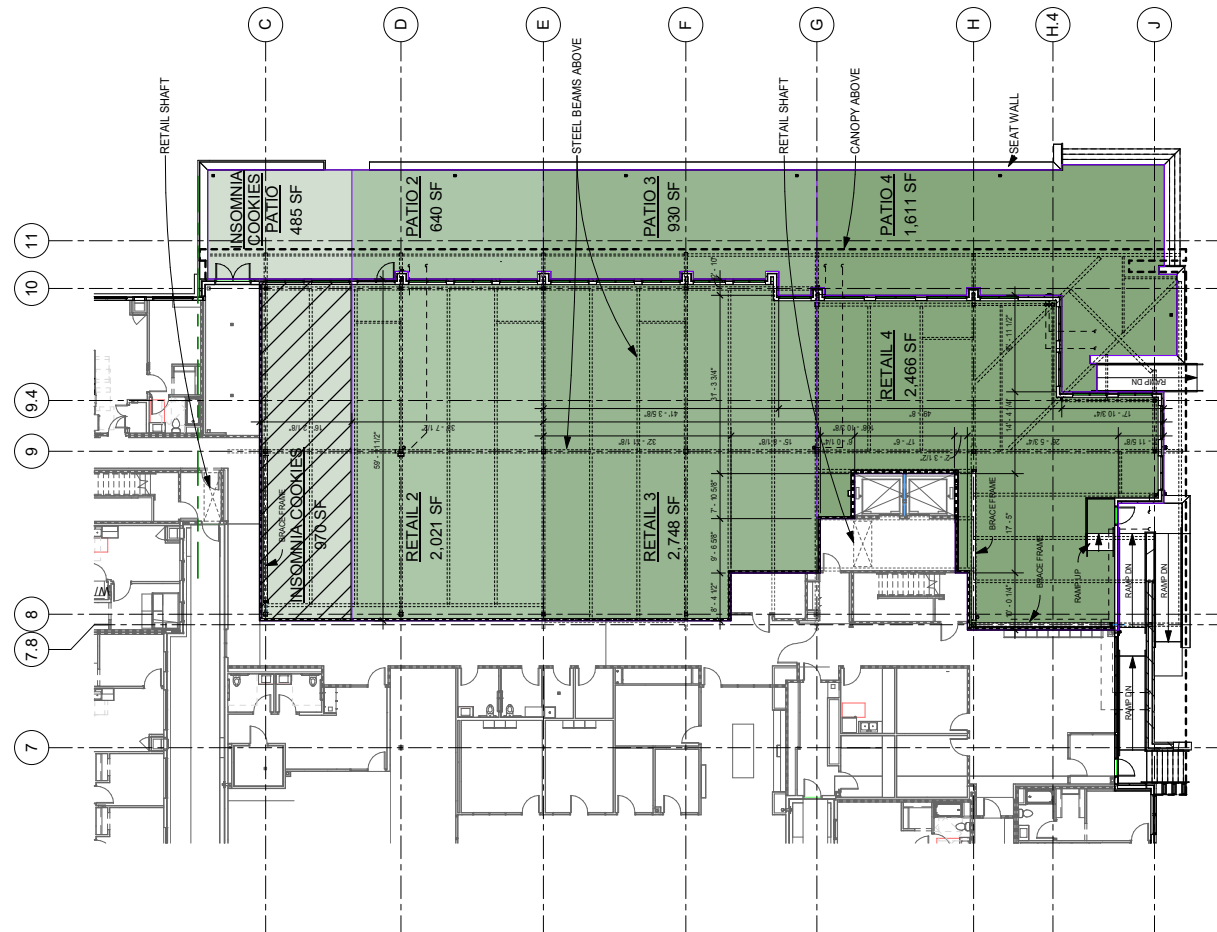
Pizza

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

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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.

