


AMERICAN
Real Estate & Investments, Inc.



Westridge Shopping Center
601 Kasold Drive
Suite C-102
Lawrence, Kansas 66049
Paul J. Cromer
785-749-3100

Site Location:	Located at 6 th Street & Kasold Drive, Northwest Lawrence.
Suite Size:	1,300 Square Feet
Building Size:	57,900 Square Feet
Zoning:	C-5 Commercial
Parking:	300 Spaces
Tenant Finish:	“As Is”
Lease Term:	5 Years, with options
Signage:	Designated sign area at Tenant’s expense
Utilities:	KPL Electricity and KPS Natural Gas – Tenant pays
Lease Rate:	\$14.53 per square foot, which includes common area maintenance, property taxes, and hazard insurance.
Rent Calculation:	$\$14.53 \text{ psf} \times 1,300 \text{ sf} = \$18,889 \text{ per year}/12 \text{ mos.} = \$1,574.08 \text{ per month.}$



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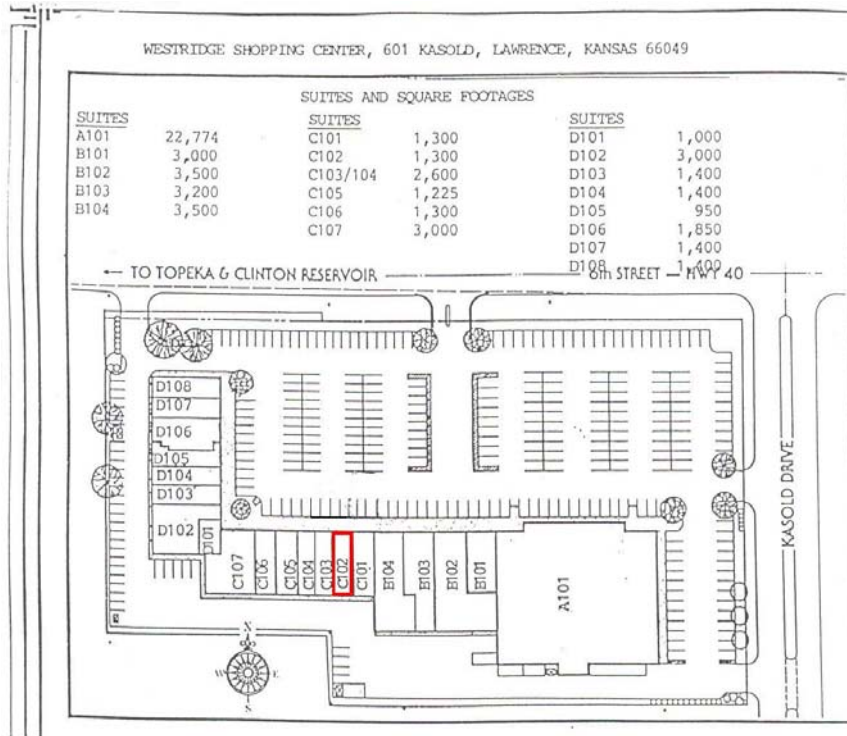
WESTRIDGE SHOPPING CENTER
601 KASOLD DRIVE
LAWRENCE, KANSAS 66049

TENANT ROLL

Westlake Hardware	22,775 square feet	Suite A101
Hird Liquor	1,800	B101
AVAILABLE	3,500	B102
T/C Furniture rental	6,700	B103-B105
Thai-Siam Restaurant	1,300	C101
AVAILABLE	1,300	C102
Jimmy Johns Subs	1,300	C103
Daylight Donuts	1,300	C104
Astros billiards	5,525	C105/C106/C107
Shopping Center Office	1,000	D101
Kokoro Japanese Steakhouse	4,400	D102/D103
Gentle Care Animal Clinic	2,350	D104/D105
Radio Shack	1,850	D106
Wendy's Hamburgers	<u>2,800</u>	D107/D108
	57,900 square feet	

All information furnished is from sources deemed reliable; but no warranty or representation is made as to the accuracy of the information. All references to square footage are approximate.

SITE PLAN



Kansas Department of Transportation
Traffic Map taken 2001

