

FOR SALE OR LEASE



3840 SW TOPEKA BLVD



TOPEKA, KS 66611

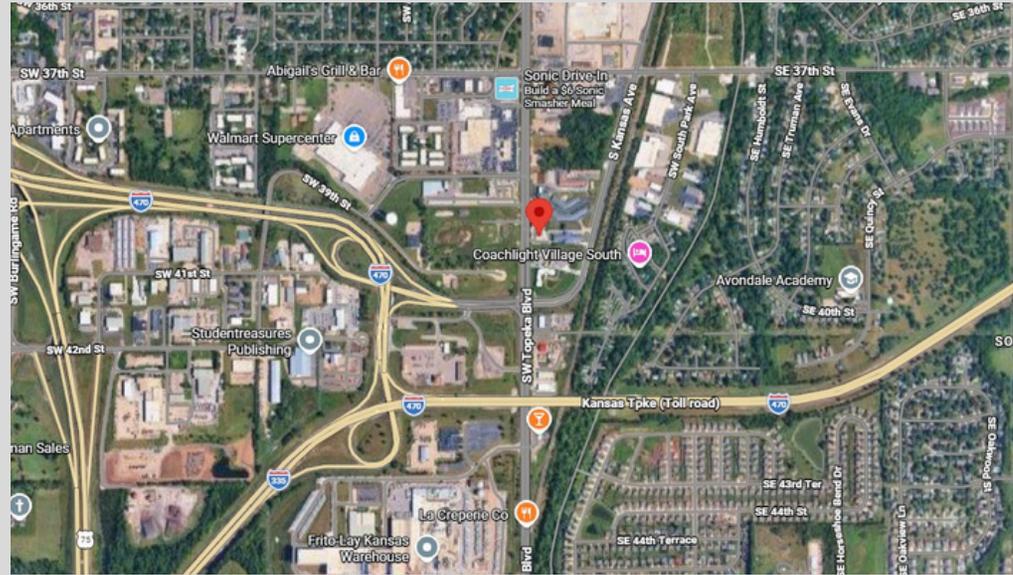


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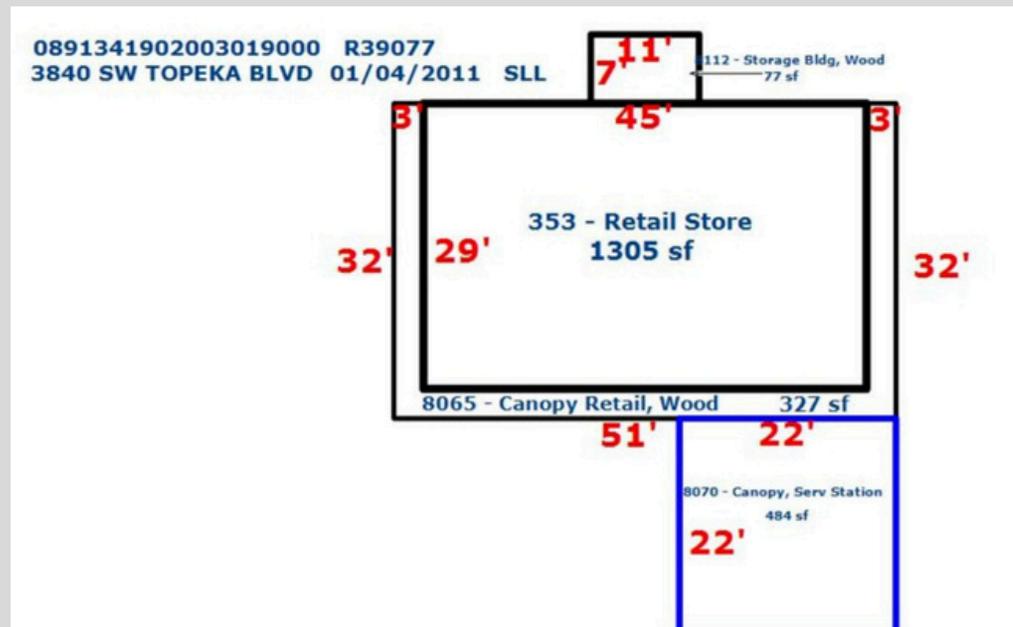
PROPERTY INFORMATION



SALE PRICE \$ 1,200,000
LEASE: \$5,000/MO



Address	3840 SW Topeka Blvd Topeka, KS 66611
Location	On SW Topeka Blvd just off KS Turnpike
List Price	SALE: \$1,200,000 LEASE: \$5,000/MO
Gross Lot SF	22,350 sf
Stories	1
Zoning	Commercial
Taxes (2025)	\$3,736.42



PROPERTY

HIGHLIGHTS



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LOCATION

Strategic location in Topeka, providing easy access to I-470/I-70. 1305 sf of versatile commercial space. Robust growth and development in surrounding areas.



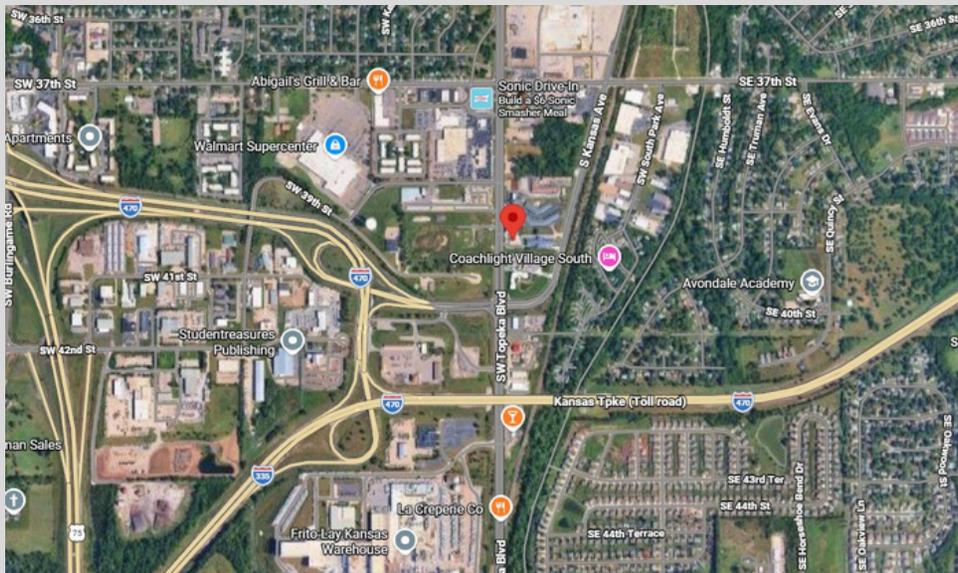
TRAFFIC

Close proximity to multiple hotels, manufacturing and distributions centers, I-470/I-70. Located in a bustling commercial corridor, benefiting from high daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.



SPACE

Type of Property: Retail/Convenience Store
Year Built: 1966
Total Square Footage: 1,350 sf
Main Floor, 1,305 sf
Parking: Store front
Current Occupancy: Vacant



3840 SW TOPEKA BLVD TOPEKA, KS 66611

PROPERTY DESCRIPTION

Located in a prime location in Topeka, Kansas, 3840 SW Topeka Boulevard is an exceptional commercial real estate opportunity. This property offers prospective buyers a unique chance to own a significant piece of Topeka's growing commercial landscape, on one of the highest traffic streets in the city. Located near the I470/I70 loop, the site has 7 day traffic, and is near several hotels, manufacturing and distribution centers, as well as residential neighborhoods.



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THE CITY OF TOPEKA



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LOCATION

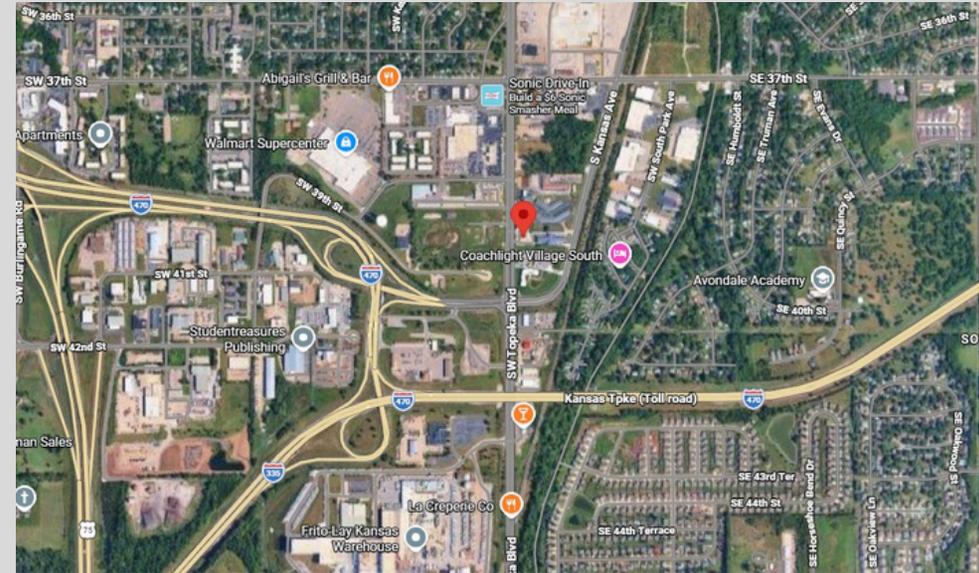
Located on SW Topeka Blvd near residential neighborhoods, Kansas Turnpike Authority, Frito-Lay Kansas Warehouse, Target Distribution Center, and Walmart. A diverse commercial area right off major highways.

RECREATION

Located near many bar and grills, local watering holes, fast food locations, the Museum of Kansas National Guard, and the Combat Air Museum.

TRANSPORTATION

Close proximity to industrial employers. Located in a bustling commercial corridor, benefiting from high daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.



DEMOGRAPHICS



125,353
POPULATION
IN TOPEKA



\$57,541
AVERAGE INCOME
IN TOPEKA



122,000
EMPLOYED
IN TOPEKA



55,844
HOUSEHOLDS
IN TOPEKA

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LOCATION

MAP



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SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

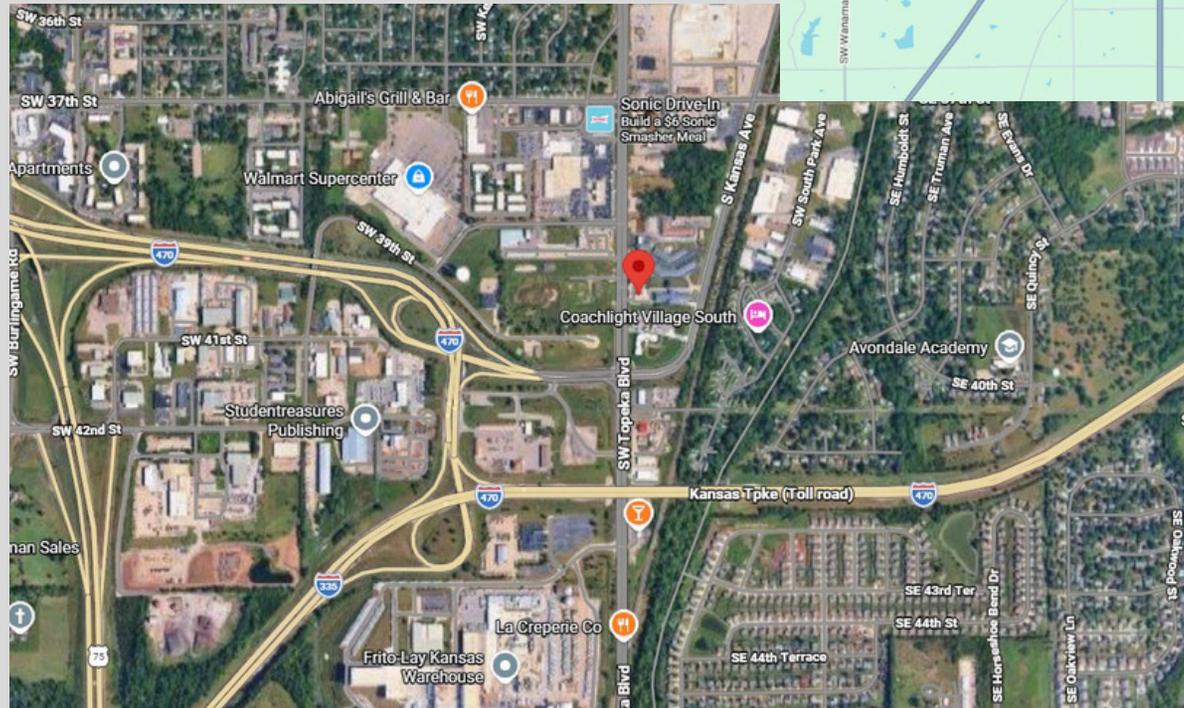
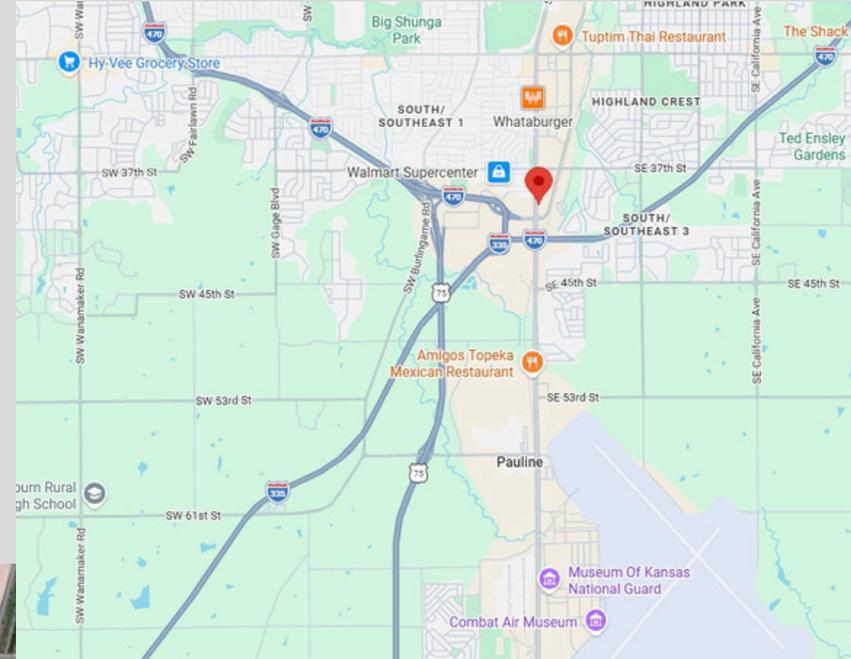
Parks & Recs

Developments

Residential

Hospitals

Thoroughfare



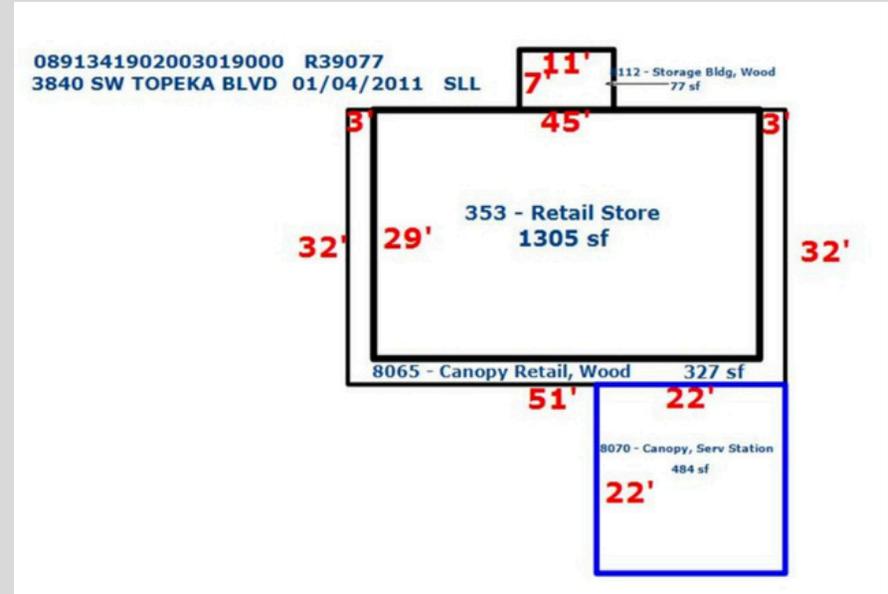
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SITE MAP



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LAYOUT





CONTACT US

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Reynolds

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