

# PRIME LAND FOR SALE

4.77± ACRES IN TOPEKA, KS



## TOPEKA LAND OFF HWY 24

110 NE US Hwy 24, Topeka, Kansas 66608



CATALYSTPROPERTYGROUP.COM | 913-914-7010

PARTNER **XTEAM**  
RETAIL ADVISORS

# PROPERTY HIGHLIGHTS

## WHY YOU SHOULD CONSIDER...

- 4.77± Acres
- Zoned as C4 (Commercial District)
- Directly off of U.S. 24 Highway at signalized intersection
- Potential use for a C-store, QSR, bank, daycare or urgent care

## DEMOGRAPHICS

### TOTAL POPULATION

1 Mile: 2,577  
3 Mile: 22,433  
5 Mile: 71,730



### DAYTIME POPULATION

1 Mile: 3,856  
3 Mile: 25,258  
5 Mile: 83,459



### AVG HH INCOME

1 Mile: \$ 66,628  
3 Mile: \$ 59,831  
5 Mile: \$ 64,861



## NEARBY TENANTS



# SITE AERIAL

