



3406 SW TOPEKA BLVD



TOPEKA, KS 66611

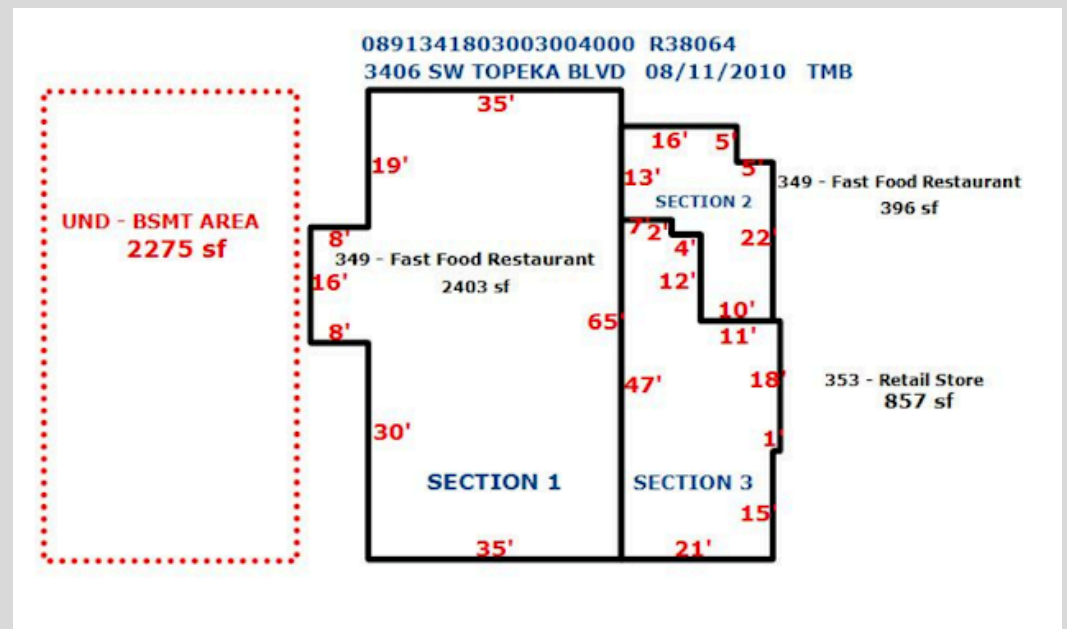


3406 SW TOPEKA BLVD TOPEKA, KS 66611

PROPERTY INFORMATION



ASKING PRICE \$ 1,100,000



Address 3406 SW Topeka Blvd
Topeka, KS 66611

Location On Corner of SW Topeka
Blvd & SW Croix St

List Price \$1,100,000

Gross Lot SF 23,250 sf

Stories 1

Zoning Commercial

Taxes (22/23) \$ 28,989.04

PROPERTY HIGHLIGHTS



ASKING PRICE \$ 1,100,000



LOCATION

Strategic location in Topeka, providing easy access to I-470/I70. 3,656 SF of versatile main level commercial space. Robust growth and development in surrounding areas.



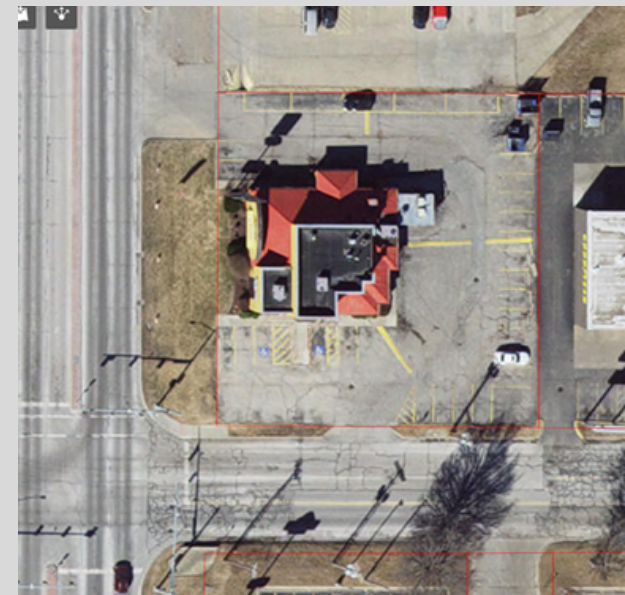
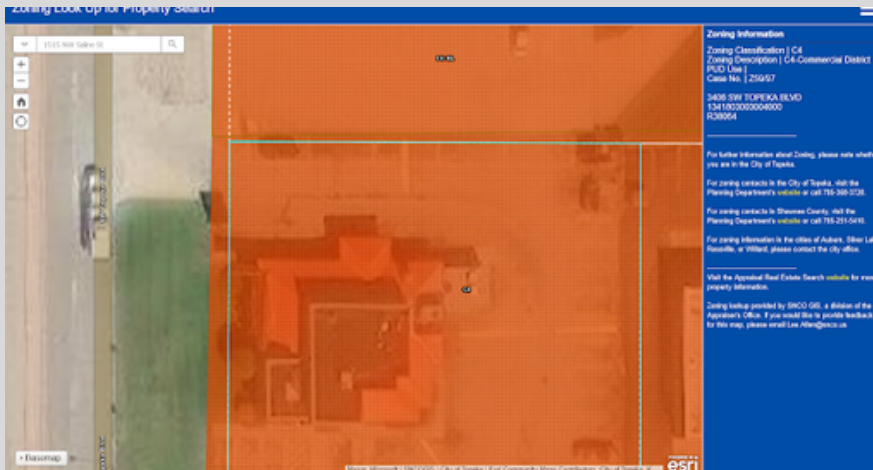
TRAFFIC

Close proximity to multiple hotels, Walmart, I-470/I70. 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: Restaurant
Year Built: 1974 Updated in 1999
Total Square Footage: 3656 sf
Main Floor, 3656 sf
Parking: 30 Parking Spaces
Current Occupancy: Vacant
Tenants: Previously Pizza Hut



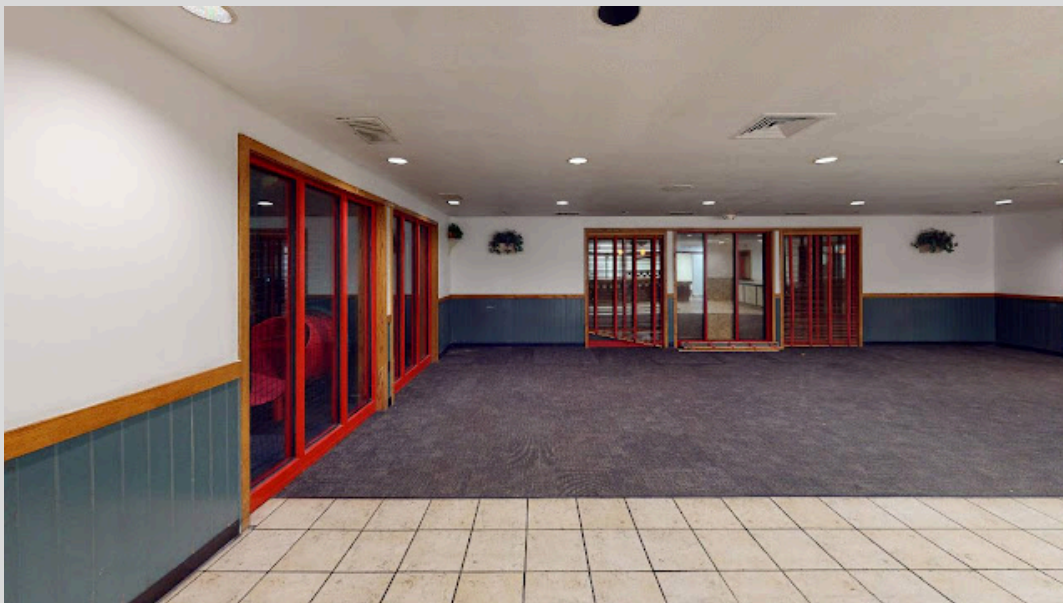
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PROPERTY DESCRIPTION

ASKING PRICE \$ 1,100,000

Located in a prime location in Topeka, Kansas, 3406 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 corners in the city. Located near the I470/I70 loop, the site has 7 day traffic, and is near several hotels and residential neighborhoods.



3406 SW TOPEKA BLVD TOPEKA, KS 66611

THE CITY OF TOPEKA



ASKING PRICE \$ 1,100,000

LOCATION

Located on SW Topeka Blvd near residential neighborhoods, Mainline Printing commercial printing, multiple Hotels, and Walgreens. A diverse commercial area right off major highways.

RECREATION

Located near several recreational establishments such as Crunch Fitness and The Foundry Event Center.

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

LOCATION

MAP

ASKING PRICE \$ 1,100,000

SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

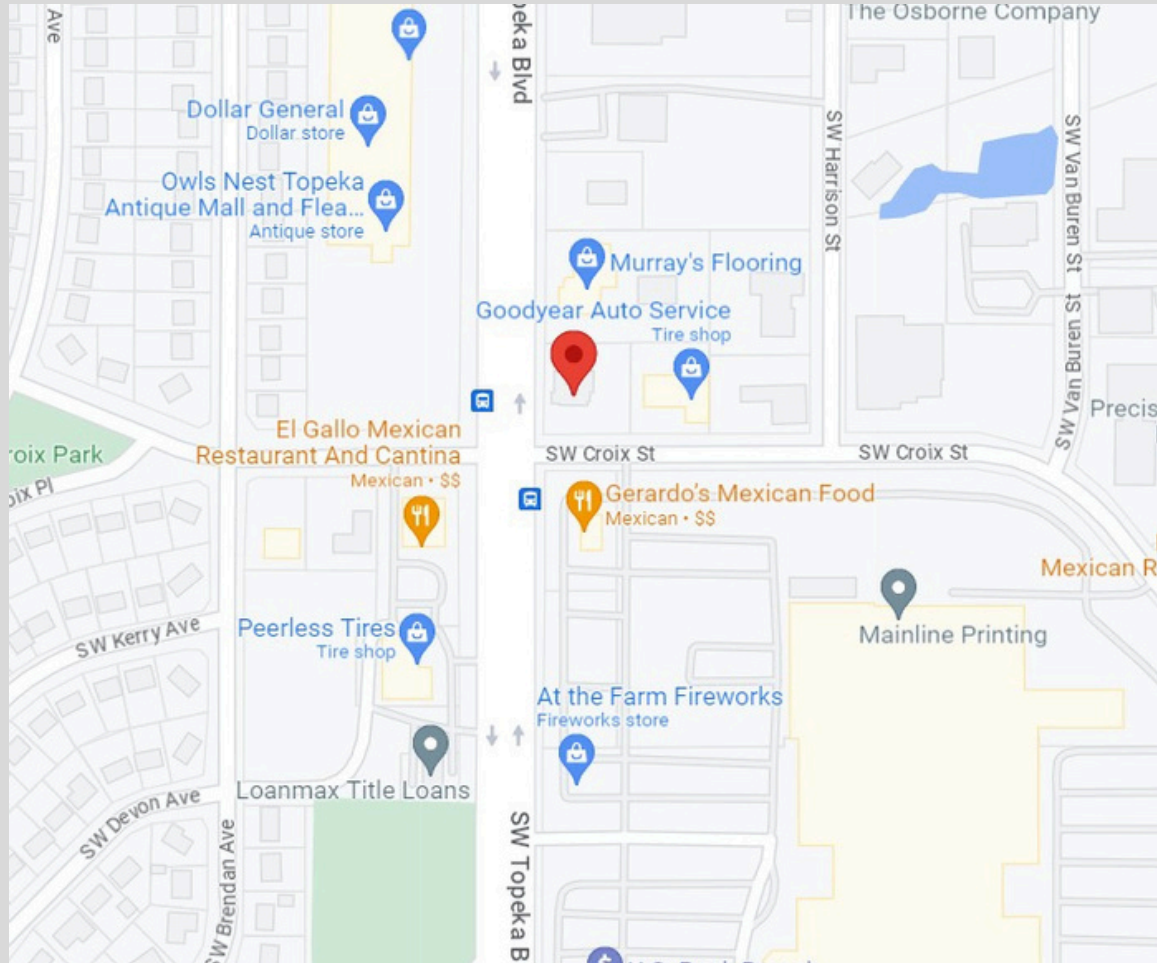
Parks & Recs

Developments

Residential

Hospitals

Thoroughfare



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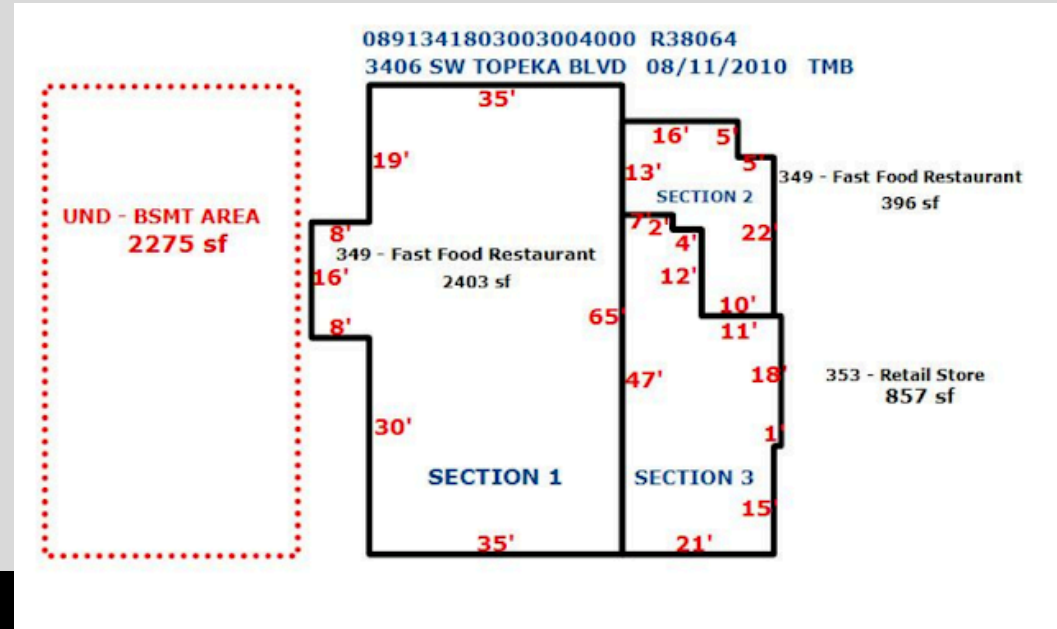
SITE

MAP

LAYOUT



ASKING PRICE \$ 1,100,000





CONTACT US

EXCLUSIVE BROKER

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Reynolds

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