

BROCHURE

WHITE LAKES CENTER

3500 SW Topeka Blvd Topeka, KS 66611

SALE PRICE TARGET \$15,333,120



COLDWELL BANKER
COMMERCIAL
GRIFFITH & BLAIR

Scott Boling
785 471 8737

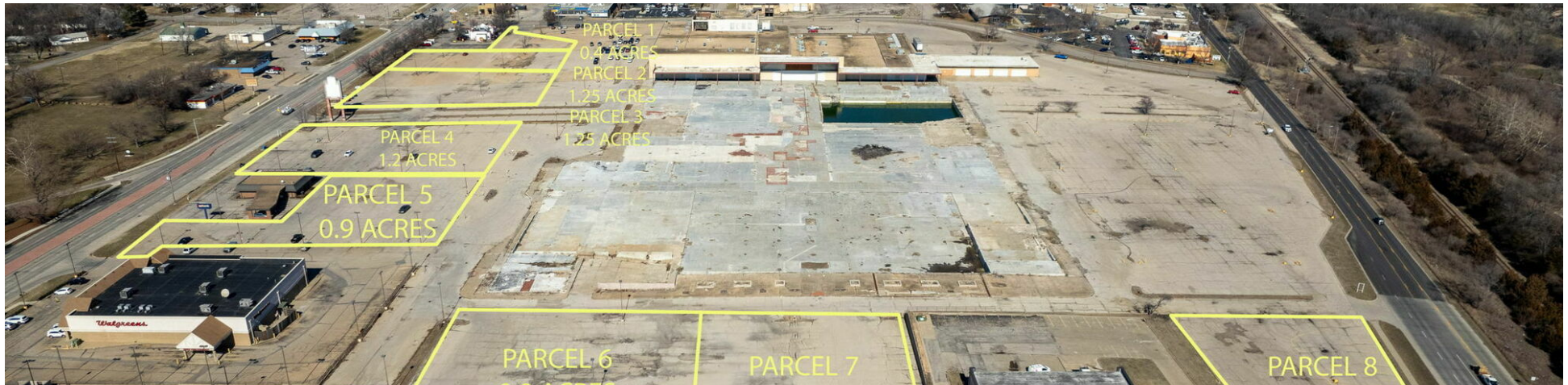
Bryon Schlosser
785 267 8646

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PROPERTY DESCRIPTION

Square foot pricing from \$12.00 to \$18.00 depending on location. Prime development land with pad site opportunities on SW Topeka Blvd. and SW Kansas Ave. between Croix St. and 37th Street, and Croix St. and 37th St. between Kansas Ave. and Topeka Blvd. Warehouse /retail, or manufacturing sites. The pad sites would also be great locations for fast food with easy access to both Topeka BLVD and Kansas Ave. Build to suit for qualified tenant.

PROPERTY HIGHLIGHTS

Seldom does the opportunity arise to start with a blank slate to develop a 25-acre+ tract located between two heavily trafficked streets within two miles of access to I-70, I-335, US 75, and the Kansas Turnpike. This is the site of the former White Lakes Mall, the major retail hub between Kansas City and Wichita in the 1960's and 70's. But for the former Sears anchor building (now home to Mainline Printing, the family-owned business of the property owners) the site offers shovel-ready opportunities for fast food, convenience stores, retail, office, warehouse, or light manufacturing. Pad sites are already locations for Burger King, Gerardo's Mexican Food, Walgreens, and US Bank. The property is located within an established Tax Increment Financing District (TIF). A diagram of the current TIF district is included. It should also be noted that the overall property is not platted. Changes to parcel sizes shown on the site map may be negotiated depending on individual user needs.

OFFERING SUMMARY

Sale Price Target:	\$15,333,120
Number of Units:	TBD
Lot Size:	25-Acres +/-
Zoning:	C4,I1

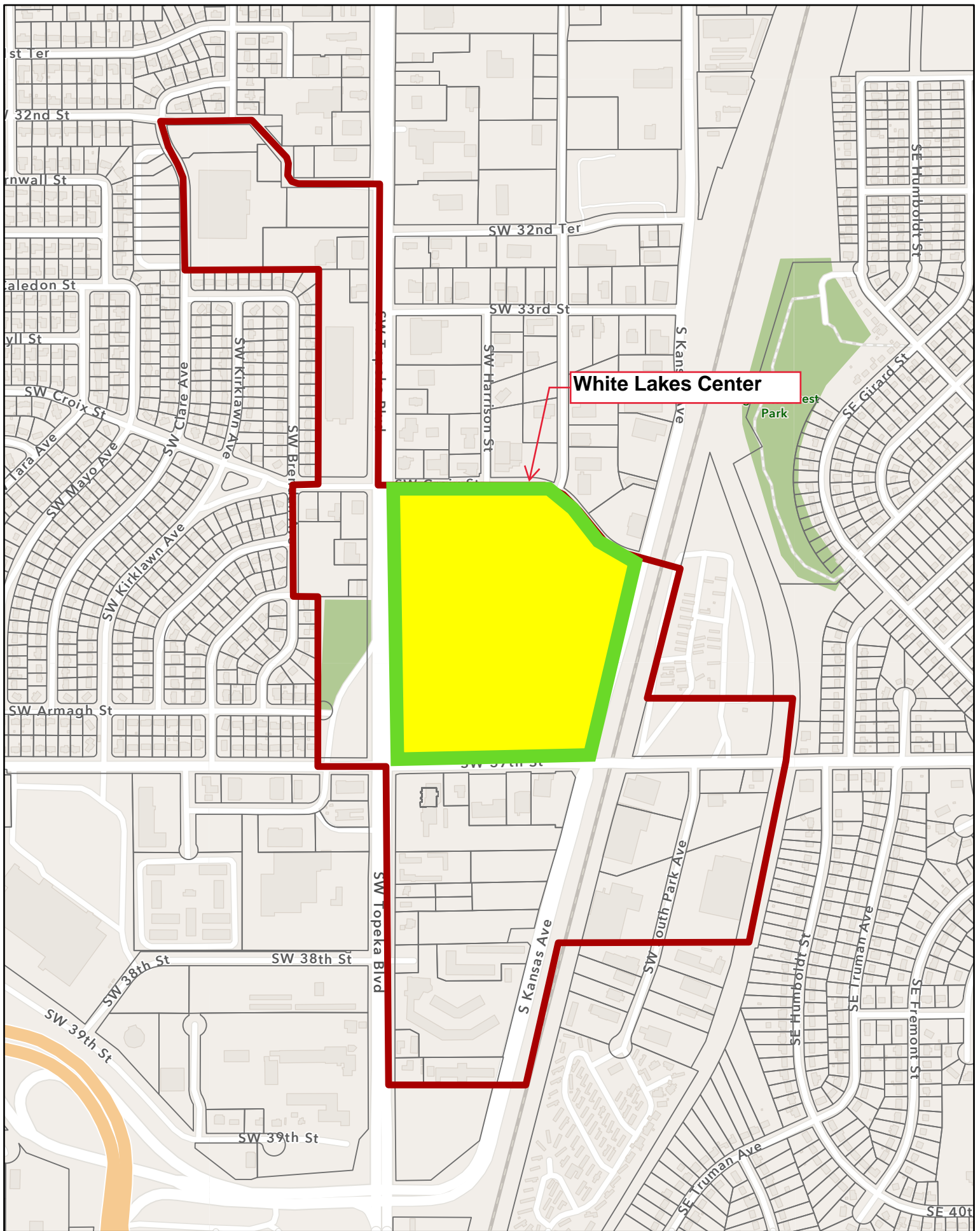
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,023	57,504	74,683
Total Population	7,914	122,820	163,255
Average HH Income	\$47,021	\$60,194	\$66,876

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White Lakes Center

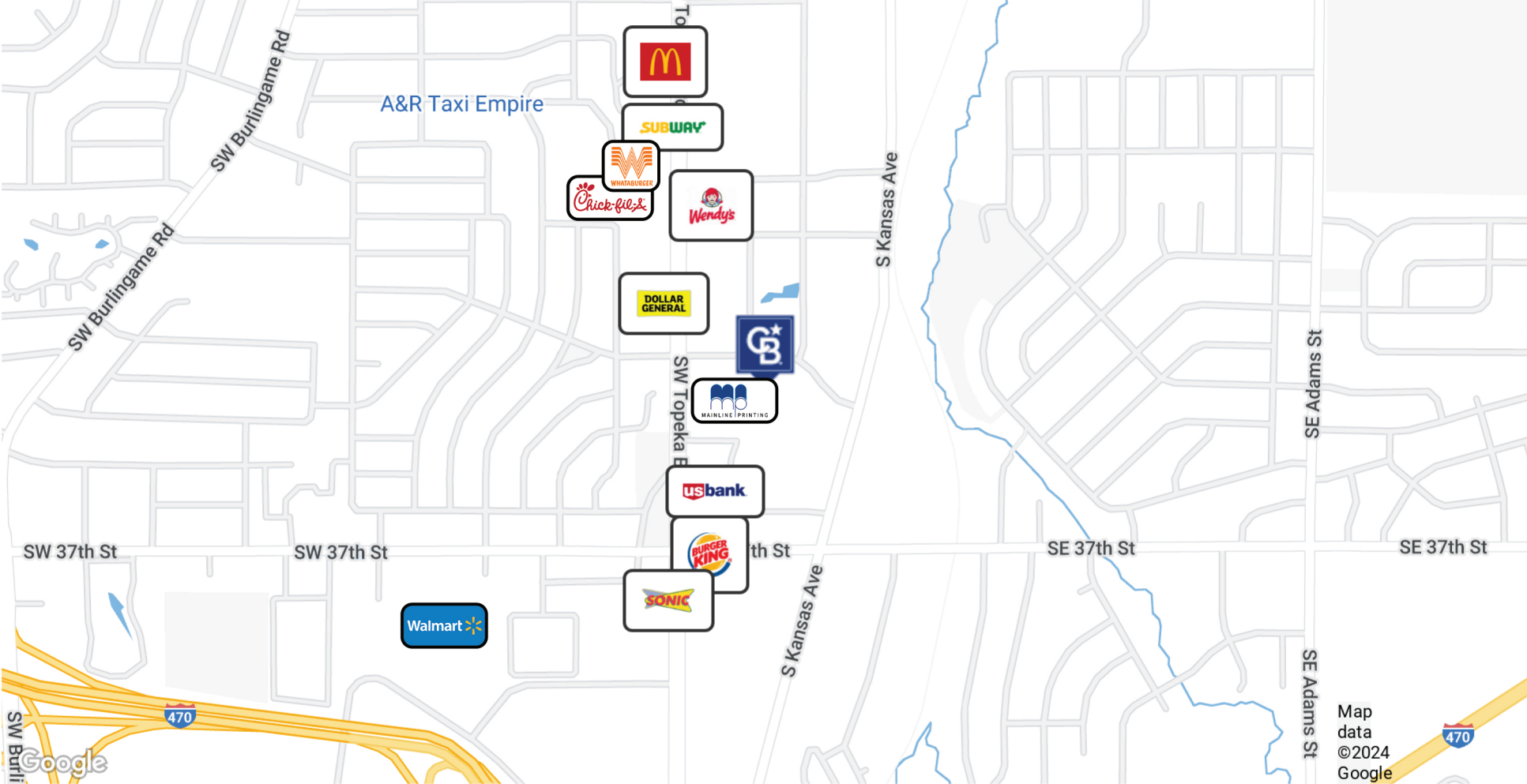
South Topeka TIF - Amended



NEARBY BUSINESS

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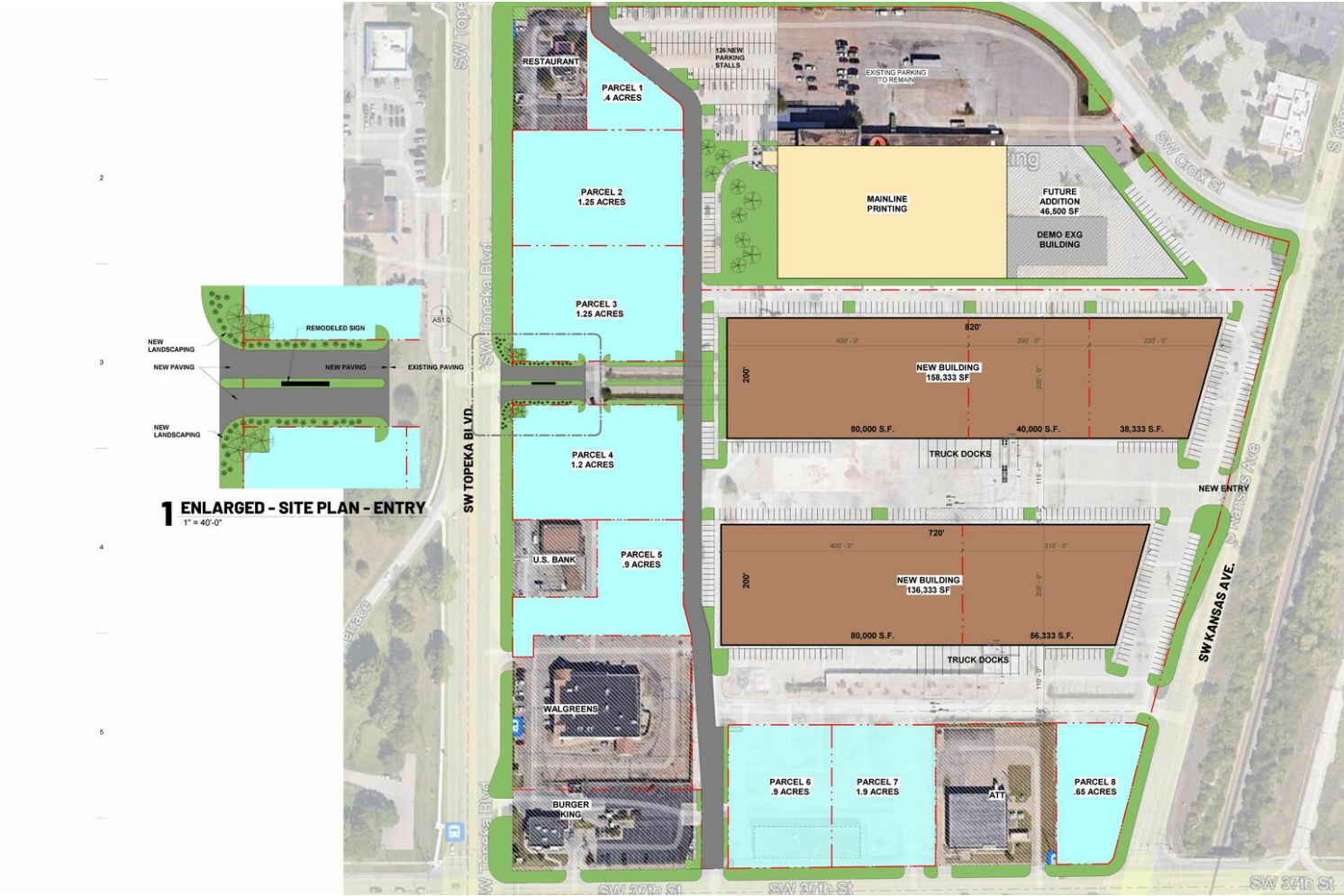
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SITE PLAN

WHITE LAKES CENTER
 3500 SW Topeka Blvd Topeka, KS 66611



1111 Northwest Blvd., KS 66608

Build Project Number

Design Project Number **DS**

**MAINLINE PRINTING
 SITE MASTER PLAN**

3500 SW TOPEKA BLVD., TOPEKA, KS 66611

Issue: **PRELIMINARY**
 Date: **05.25.23**

#	REVISIONS Description	Date

SITE PLAN LEGEND

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DEMOGRAPHICS

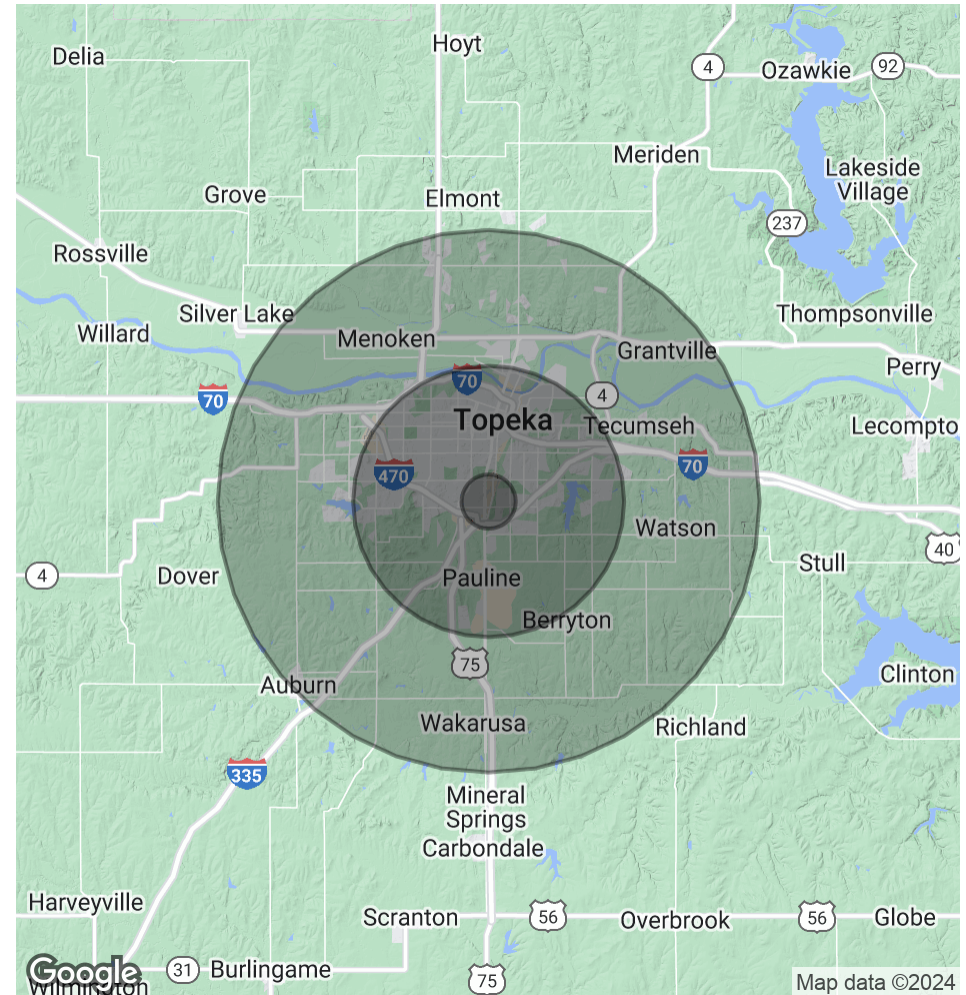
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,914	122,820	163,255
Average Age	36.9	39.1	39.9
Average Age (Male)	33.7	36.6	38.3
Average Age (Female)	41.4	41.5	41.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,023	57,504	74,683
# of Persons per HH	2	2.1	2.2
Average HH Income	\$47,021	\$60,194	\$66,876
Average House Value	\$63,698	\$111,603	\$127,301

* Demographic data derived from 2020 ACS - US Census



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