

Croco Crossing

Topeka | Kansas



Marcus & Millichap
PATTON | WILES | FULLER GROUP

100% Occupied 14,968 Square Foot Neighborhood Center
in Topeka, Kansas





Topeka, KS
(Topeka MSA)



[Click to Contact](#)



Croco Crossing

Exclusively Listed by the Patton | Wiles | Fuller Group of Marcus & Millichap:

Zach Turner
Senior Advisor
Columbus Office
(614) 360-9032
ZTurner@marcusmillichap.com
License: OH: SAL.2018003592

Scott Wiles
Senior Managing Director
Cleveland Office
(216) 264-2026
swiles@marcusmillichap.com
License: OH SAL.2005013197

Erin Patton
Senior Managing Director
Columbus Office
(614) 360-9035
epatton@marcusmillichap.com
License: OH SAL.2004010274

Craig Fuller
Senior Managing Director
Cleveland Office
(216) 264-2043
cfuller@marcusmillichap.com
License: OH SAL.2008001551

Colby Haugness
Kansas Broker Of Record
Overland Park Office
(816) 410-1010
chaugness@marcusmillichap.com
License: 00241410

Croco Crossing

Topeka | KS

Offering Price

\$2,325,000

Cap Rate 7.50%

Price Per SF \$155.33

Gross Leasable Area 14,968 SF

Occupancy 100%

Year Built 2009



2841 SE Croco Rd
Topeka | KS 66605

Vital Data

Net Operating Income \$174,875

Year 1 Total Return 9.22%

Proposed Financing

Loan Amount \$1,627,500

Loan-to-Sale Ratio 70.00%

Interest Rate 6.75%

Amortization 25 Year

Term 10 Year

Annual Debt Service \$134,935

Loan Constant 8.29%

Debt Service Coverage Ratio 1.29

Executive Summary



Click to View
Google Map



Click to View
Street View

Major Tenants

Tenant	GLA	Lease Exp	Lease Type
Pending New Restaurant Lease	3,780 SF	TBD	NNN
Corefirst Bank	2,975 SF	12/2031	NNN
8 Iron Therapy Golf	2,461 SF	2/2025	NNN
Papa John's	1,545 SF	2/2034	NNN
8 Iron Therapy Ice Cream	1,500 SF	8/2027	NNN
State Farm	1,485 SF	3/2027	NNN
Great Clips	1,222 SF	5/2026	NNN

Investment Overview

Marcus & Millichap is pleased to present, Croco Crossing, a 14,968 square-foot strip center in Topeka, KS. The subject property was built in 2009 and is situated on 1.91 acres. Croco Crossing is currently 100% occupied by a strong mixture of top-tier ecommerce-proof tenants, who are extremely befitting of the area. Major tenants include CoreFirst Bank, Great Clips, Papa John's, 8 Iron Therapy, State Farm, and a Pending New Lease (contact broker for more info). The site is anchored by CoreFirst Bank, who occupies 2,975 square feet which equates to 19.88% of GLA and 26% of base rent. CoreFirst is a community bank headquartered in Topeka and has 14 locations. CoreFirst has been at the site since 2009 and has grown deposits by 57% since 2019. Croco has seen exceptional historical occupancy and has consistently been an extremely sought after site by tenants. Recent lease signings include Papa John's, who is undergoing their extensive buildout after signing a 10-year lease, and a Pending New Lease (Contact broker for more info) who will be moving into the former restaurant/brewery space. Current weighted average lease term remaining is over 4.75-Years. Despite being a top-tier strip in the region, tenants are paying very reasonable rent levels, averaging \$11.68/SF, which provides steady income, long-term upside, and hedge against relocation risk. All tenants are encumbered

by landlord favorable NNN lease structures wherein tenants reimburse Tax, CAM, Insurance expenses, as well as 3rd party management fees. Ownership benefits from an e-commerce proof tenant mix, favorable lease structures, reasonable rent levels, ease of management with only 6 tenants, and a prime hard-corner location.

The subject property is located at the hard-corner/signalized intersection of SE Croco and SE 29th which sees over 17,460 vehicles per day. The subject property was a very meticulous and strategic development, as it is not situated in a retail corridor, rather in Topeka's residential district. The strategic location renders itself as one of the only strip centers within the area and caters extremely well to the region. Zoning restrictions and lack of available land creates very high barriers to entry, meaning there will be minimal competition in the future. The surrounding demographics are stable & mature with population counts of 4,818 within 1-Mile, 27,715 within 3-Miles, and 68,352 within 5-Miles, and an Average Household Income of \$89,508. Major points of interest in the immediate vicinity include Bettis Sports Complex, Lake Shawnee, Dollar General, Sonic, Great Clips, and an array of food providers. Topeka is the State Capitol of Kansas, the 37th most populous city in the U.S., and is less than an hour away from Kansas City.



Strong Mixture of Diversified, Ecommerce-Proof Tenants | National, Regional and Local Brands | Banking, Restaurant, Food, Salon, Entertainment, and Insurance

Croco Crossing

Topeka | Kansas



Investment Highlights:

- 100% Occupied 14,968 Square Foot Neighborhood Center in Topeka, Kansas
- High End Construction Built in in 2009 | Situated on 1.91 Acres | Offered Well Below Replacement Cost
- Strong Mixture of Diversified, Ecommerce-Proof Tenants | National, Regional and Local Brands | Banking, Restaurant, Food, Salon, Entertainment, and Insurance
- Major Tenants Include CoreFirst Bank, Great Clips, Papa John's, 8 Iron Therapy, Pending New Lease (Contact Broker for Info), and State Farm
- Anchored by CoreFirst Bank | Headquartered in Topeka | Occupied Space Since Original Construction | Includes Dual Lane Drive-Thru | 57% Deposit Growth Since 2019
- Recent Lease Signings | Major Upgrades to Tenant Base | Papa John's Brand-New 10-Year Lease | New Pending Restaurant Lease | Modest Rent Levels
- Weighted Average Lease Term Remaining of Over 4.75-Years | Majority of Tenant have Base-Term Contractual Rent Bumps | Strong NOI Growth Over Time
- Favorable NNN Lease Structures | Recapture of Tax, CAM, Insurance Expenses | 3rd Party Management Fees Reimbursed by Tenants | Minimal Landlord Responsibilities
- Modest Rent Levels Averaging Only \$11.68/SF NNN | Staggered Lease Expirations & Prominent Rental Bumps in All Options
- Strategic Development Situated Away from Competing Retail Corridors | Caters Extremely Well to Neighborhoods | Zoning Restrictions and Lack of Developable Land Creates High Barriers to Entry for Future Competition
- Hard Corner/Signalized Intersection Location Seeing Over 17,460 Vehicles Per Day
- Dense & Mature Demographics | Population Counts of 4,818 within 1-Mile, 27,715 within 3-Miles, and 68,352 within 5-Miles | Average Household Income in Excess of \$89,508
- Major points of Interest in the Immediate Vicinity Include Bettis Sports Complex, Lake Shawnee, Dollar General, Sonic, Great Clips, and an Array of Food Providers
- Major Employers in Topeka include: State of Kansas, Mars Wrigley (Invested Over \$750m In Topeka Over Last 10-Years), BNSF Railway, CoreFirst Bank & Trust, Goodyear, Frito-Lay, Evergy, and University of Kansas Health Systems"
- Topeka is the State Capitol of Kansas | 37th Most Populus City in the United States | Less Than an Hour From Kansas City MSA

MARS WRIGLEY

550k SF Production Plant
Halloween Capital of the World



Highland Park High School
2,260 Students

Downtown Topeka

Bettis Sports Complex

22-acre complex with 6 lighted baseball diamonds, two concession stands, restrooms, locker rooms, a plaza area, six offices, a reception area, two conference rooms, an umpires locker room and the Lake Shawnee Event Center

Croco Road - 7,793 VPD

Shawnee Lake Apartments
1-2 Beds | 116 Units

29th Street - 9,141 VPD

Croco Crossing

16,934 VPD
At Intersection

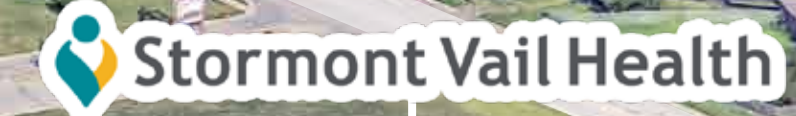
Lake Shawnee

Shawnee State Lake is approximately 8 miles (13 km) northwest of Topeka, Kansas, and is in northern Shawnee County, Kansas.

Twice cited by the tourism industry as a top travel destination in Kansas, Lake Shawnee is visited by more than 1 million people each year for festivals, ball tournaments, golf, boating, fishing and camping or just to hike the Lake Shawnee Trail and visit Ted Ensley Gardens. Shelter houses available for rent, playgrounds, tennis courts and sand volleyball round out the fun.

Lake Shawnee was built as a Work Progress Administration project. Construction began in 1935 and was completed on September 3, 1939, when more than 5,000 fishermen celebrated the opening day.

Located less than 1 mile away from Croco Crossing





- Anchored by CoreFirst Bank
- Headquartered in Topeka
- Occupied Space Since Original Construction
- Includes Dual Lane Drive-Thru
- 57% Deposit Growth Since 2019
- NNN Lease
- 5 Years Remaining

**New Restaurant Lease in Progress
– Contact Broker for Info**



Recent Lease Signings | Major Upgrades to Tenant Base
Papa John's Brand-New 10-Year Lease | New Pending Restaurant Lease |
Modest Rent Levels

Bettis Sports Complex

22-acre complex with 6 lighted baseball diamonds, two concession stands, restrooms, locker rooms, a plaza area, six offices, a reception area, two conference rooms, an umpires locker room and the Lake Shawnee Event Center



16,934 VPD
At Intersection

29th Street - 9,141 VPD

Croco Road - 7,793 VPD

Hard Corner/Signalized Intersection Location
Seeing Over 17,460 Vehicles Per Day

Major points of Interest in the Immediate Vicinity Include Bettis Sports Complex, Lake Shawnee, Dollar General, Sonic, Great Clips, and an Array of Food Providers

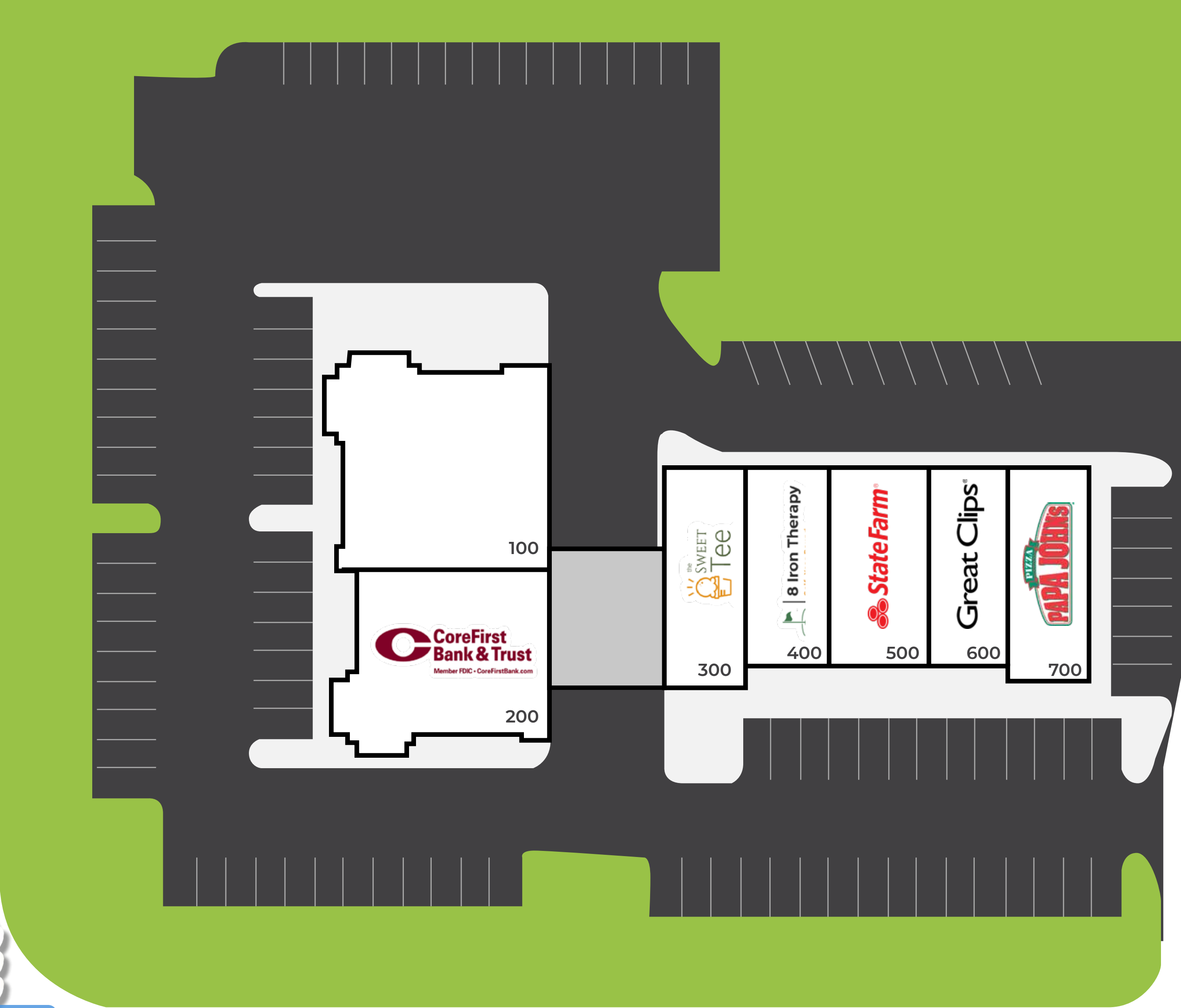
Site Plan

Suite	Tenant	Square Feet
100	Pending New Lease (Contact Broker for Info)	3,780
200	Corefist Bank	2,975
300	8 Iron Therapy Ice Cream/Food	1,500
400	8 Iron Therapy Golf	2,461
500	State Farm	1,485
600	Great Clips	1,222
700	Papa John's	1,545

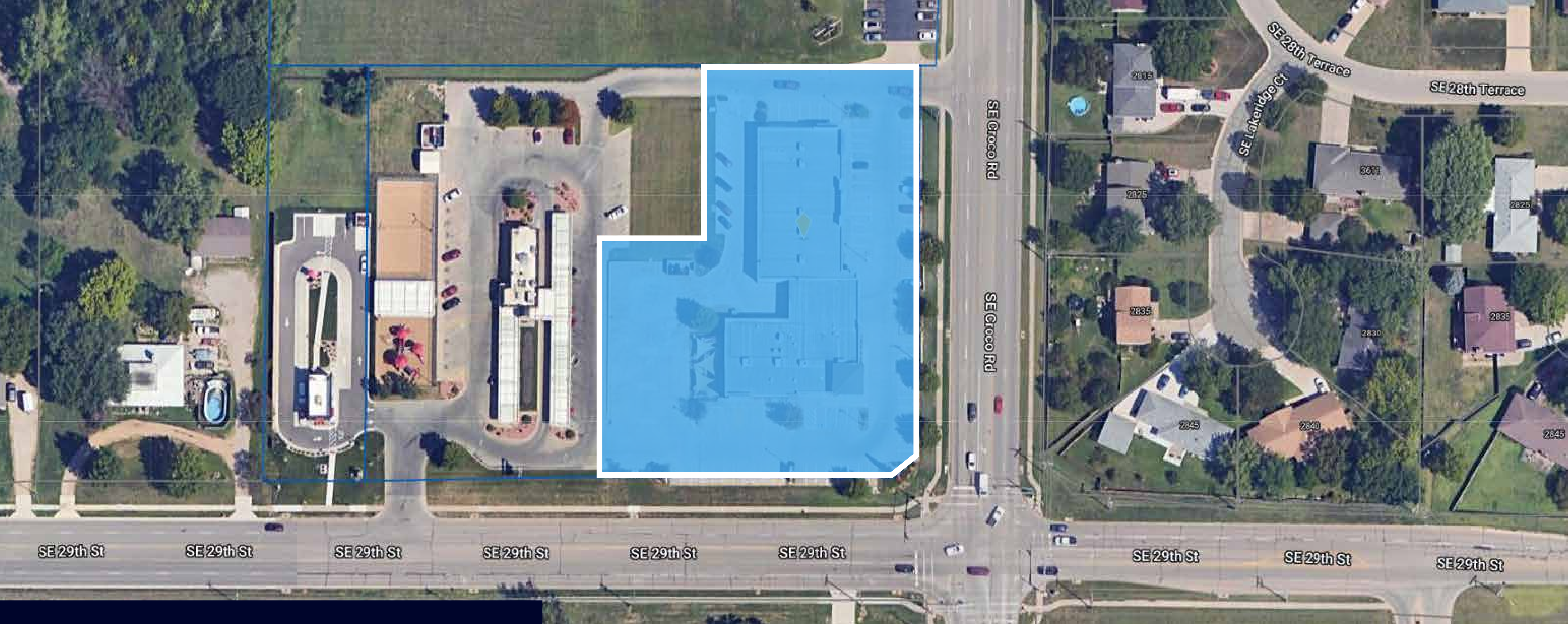
29th Street - 9,141 VPD



16,934 VPD
At Intersection



Croco Road - 7,793 VPD



Parcel Map & Tax Summary

Parcel Data	Acreage	Parcel Number	Tax Value	2023 Taxes (Payable 2024)	Effective Tax Rate
Croco Crossing	1.91	132-10-0-40-01-015.00	\$2,173,100	\$85,080	3.92%

**All Data Per Shawnee County Auditor*



CoreFirst Bank & Trust
Member FDIC • CoreFirstBank.com

the **SWEET Tee**
Fresh, Homemade Ice Cream

Great Clips

8 Iron Therapy
Golf. Year Round.

State Farm

PAPA JOHN'S
PIZZA

High End Construction Built in 2009
Situated on 1.91 Acres | Offered Well Below Replacement Cost

Croco Crossing

2841 SE Croco Rd
Topeka, KS 66605

Property Physical Details

Year Built	2009	Parking Spaces	~105 Spaces
Construction	Masonry	Parking Ratio	~7.01 : 1,000 SF
Zoning	Commercial	Property Type	Strip Center
Number of Tax Parcels	One	Parking Surface	Asphalt
Parcel Number	132-10-0-40-01-015.00	HVAC	Packaged Rooftop Units

Strategic Development Situated Away from Competing Retail Corridors | Caters Extremely Well to Neighborhoods | Zoning Restrictions and Lack of Developable Land Creates High Barriers to Entry for Future Competition

Stormont Vail Health

Ling's Express

Shawnee Lake Apartments
1-2 Beds | 116 Units

Bettis Sports Complex

Family Pet Hospital



CBD American Shaman



AZURA credit union



16,934 VPD
At Intersection

Croco Road - 7,793 VPD

29th Street - 9,141 VPD





Gross Leasable Area: 2,975 SF
Lease Expiration: 12/31/2031
Pro Rata Share: 19.88%

Tenant Summary:

CoreFirst Bank & Trust (formerly Commerce Bank & Trust) is an American community bank headquartered in Topeka, Kansas. CoreFirst serves the Kansas communities of Topeka, Lenexa, and Olathe; and the Colorado community of Englewood. CoreFirst Bank & Trust opened December 3, 1959 as Commerce State Bank.



Topeka, KS
 Headquarters

Private
 Ownership

+57%
 Deposit Growth Since 2019

12
 Locations

1959
 Founded

[Company Website](#)





[Company Website](#)

 **8 Iron Therapy**

 **the SWEET Tee**

Gross Leasable Area: 2,461 SF
Lease Expiration: 2/28/2025
Pro Rata Share: 16.44%

Tenant Summary:

8 Iron Therapy is an indoor golf facility started by a man named Matt to allow individuals to still play golf when the weather is unpredictable. 8 Iron serves food and drinks as well as homemade ice cream int the adjacent Sweet Tea tenant.



Gross Leasable Area: 1,545 SF
Lease Expiration: 9/5/2034
Pro Rata Share: 10.32%

Tenant Summary:

Papa John’s International is an American pizza restaurant chain. It is the fourth largest pizza delivery restaurant chain in the United States, with headquarters in the Louisville, Kentucky and Atlanta, Georgia metropolitan areas. Papa John’s global presence has reached over 5,500 locations in 49 countries and territories, and is the world’s third-largest pizza delivery company. The Papa John’s restaurant was founded in 1984.



[Company Website](#)

Atlanta, GA
 Headquarters 

Public
 Ownership 

23,000+
 Employees 

5,400
 Locations 

1984
 Founded 



Bloomington, IL
Headquarters



Private
Ownership



19,000+
Agents



60,000+
Employees



1922
Founded

[Company Website](#)



Gross Leasable Area: 1,485 SF
Lease Expiration: 3/31/2027
Pro Rata Share: 9.92%

Tenant Summary:

State Farm Insurance is a group of mutual insurance companies throughout the United States with corporate headquarters in Bloomington, Illinois. Founded in 1922, it is the largest property, casualty, and auto insurance provider in the United States. State Farm is the largest property and casualty insurance provider, and the largest auto insurance provider, in the United States. State Farm is ranked 39th in the 2024 Fortune 500.



Gross Leasable Area: 1,222 SF
Lease Expiration: 5/31/2026
Pro Rata Share: 8.16%

Tenant Summary:

Great Clips is an American 100% franchised hair salon chain with over 4,530 locations across the United States and Canada. It is headquartered in Bloomington, Minnesota.



Bloomington, MN
Headquarters

Private
Ownership

30,000+
Total Employees

4,530
Locations

1982
Founded

[Company Website](#)

Tenant Summary - Rent Roll

Suite	Tenant	Square Feet	% BLD Share	Commencement Date	Expiration Date	Annual Rent	Annual Rent/SF	Renewal Options	Lease Type	Expense Reimb.	Tenant GPI	Lease Term Remaining
100	Pending New Lease (1)	3,780	25.25%	TBD	TBD	\$49,440	\$13.08	TBD	NNN	\$33,942	\$83,382	TBD
200	Corefist Bank	2,975	19.88%	1/1/2017	12/31/2031	\$45,964	\$15.45	2 (5 Years)	NNN	\$26,714	\$72,678	7.25
				inc	1/1/2025	12/31/2025	\$46,410	\$15.60				
				inc	1/1/2026	12/31/2026	\$46,857	\$15.75				
				inc	1/1/2025	12/31/2025	\$47,303	\$15.90				
				inc	1/1/2026	12/31/2026	\$47,749	\$16.05				
400	8 Iron Therapy Golf	2,461	16.44%	1/1/2021	2/28/2025	\$17,400	\$7.07	None	NNN	\$22,098	\$39,498	0.41
700	Papa John's	1,545	10.32%	9/6/2024	9/5/2034	\$18,480	\$11.96	2 (5 Years)	NNN	\$13,873	\$32,353	9.93
				inc	9/6/2029	9/5/2034	\$19,404	\$12.56				
				opt	9/6/2034	9/5/2039	\$20,374	\$13.19				
				opt	9/6/2039	9/5/2044	\$21,393	\$13.85				
300	8 Iron Therapy Ice Cream/Food	1,500	10.02%	5/14/2021	8/31/2027	\$12,000	\$8.00	None	NNN	\$13,469	\$25,469	2.92
500	State Farm	1,485	9.92%	8/1/2020	3/31/2027	\$16,335	\$11.00	None	NNN	\$13,334	\$29,669	2.50
600	Great Clips	1,222	8.16%	4/25/2016	5/31/2026	\$15,256	\$12.48	1 (5 Year)	NNN	\$10,973	\$26,229	1.66
				inc	6/1/2025	5/31/2026	\$15,562	\$12.73				
				opt	6/1/2026	5/31/2027	\$15,886	\$13.00				
				inc	6/1/2027	5/31/2028	\$15,886	\$13.00				
				inc	6/1/2028	5/31/2029	\$16,204	\$13.26				
				inc	6/1/2029	5/31/2030	\$16,528	\$13.53				
				opt	6/1/2030	5/31/2031	\$16,858	\$13.80				
Occupied Space		14,968	100.00%			\$174,875	\$11.68			\$134,404	\$309,279	4.74 Yrs
Vacant Space		0	0.00%			\$0	\$0.00			\$0	\$0	
Total		14,968	100.00%			\$174,875	\$11.68			\$134,404	\$309,279	

Notes: (1) Former Tenant in Suite 100 – Norsemen Lakeheim – is still paying rent. Suite will be replaced by New Tenant Not Affiliated with Norseman Lakeheim – Please Contact Broker for More Info

NNN Reimbursement Methodology

Tenant	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Administrative Fee
Pending New Lease	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
Corefist Bank	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
8 Iron Therapy LLC	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
Papa John's	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
8 Iron Therapy LLC	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
State Farm	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
Great Clips	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None



NNN Reimbursement Dollar Amounts

Tenant	PRS	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Administrative Fee	Total	Total/SF
Pending New Lease	25.25%	\$21,486	\$2,209	\$7,244	\$3,004	\$0	\$33,942	\$8.98
Corefist Bank	19.88%	\$16,910	\$1,738	\$5,701	\$2,364	\$0	\$26,714	\$8.98
8 Iron Therapy LLC	16.44%	\$13,989	\$1,438	\$4,716	\$1,956	\$0	\$22,098	\$8.98
Papa John's	10.32%	\$8,782	\$903	\$2,961	\$1,228	\$0	\$13,873	\$8.98
8 Iron Therapy LLC	10.02%	\$8,526	\$876	\$2,874	\$1,192	\$0	\$13,469	\$8.98
State Farm	9.92%	\$8,441	\$868	\$2,846	\$1,180	\$0	\$13,334	\$8.98
Great Clips	8.16%	\$6,946	\$714	\$2,342	\$971	\$0	\$10,973	\$8.98
Total Reimbursement Income		\$85,080	\$8,746	\$28,683	\$11,895	\$0	\$134,404	\$8.98
Total Expense		\$85,080	\$8,746	\$28,683	\$11,895	\$0	\$134,404	\$8.98
Overage (Shortage) Amount		\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Reimbursement Percentage		100.00%	100.00%	100.00%	100.00%		100.00%	



Year 1 Income & Expense Summary

Income	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	\$174,875	\$11.68
Gross Potential Rent Revenue	\$174,875	\$11.68
Expense Reimbursement Income		
Real Estate Taxes	\$85,080	\$5.68
Insurance	\$8,746	\$0.58
Common Area Maintenance	\$28,683	\$1.92
Management Fee	\$11,895	\$0.79
Administrative Fee	\$0	\$0.00
Total Scheduled Expense Reimbursement Income	\$134,404	\$8.98
Gross Potential Reimbursement	\$134,404	\$8.98
Other Income		
Gross Potential Income	\$309,279	\$20.66
Effective Gross Income	\$309,279	\$20.66
Operating Expenses		
Real Estate Taxes	\$85,080	\$5.68
Insurance	\$8,746	\$0.58
Common Area Maintenance		
Utilities	\$2,091	\$0.14
Repairs & Maintenance	\$2,988	\$0.20
Landscaping	\$7,790	\$0.52
Snow Removal	\$4,237	\$0.28
Trash Removal	\$3,595	\$0.24
Water & Sewer	\$7,983	\$0.53
Total Common Area Maintenance Expense	\$28,683	\$1.92
Management Fee (4% of Effective Gross Income)	\$11,895	\$0.79
Total Operating Expenses	\$134,404	\$8.98
Net Operating Income - Year 1	\$174,875	\$11.68

Year 1 Cash Flow Summary

Income & Expense Summary	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	\$174,875	\$11.68
Gross Potential Rent Revenue	\$174,875	\$11.68
Scheduled Expense Reimbursement Income	\$134,404	\$8.98
Gross Potential Reimbursement	\$134,404	\$8.98
Gross Potential Income	\$309,279	\$20.66
Effective Gross Income	\$309,279	\$20.66
Total Operating Expenses	(\$134,404)	(\$8.98)
Net Operating Income	\$174,875	\$11.68
Projected Leveraged Returns		
Net Operating Income	\$174,875	\$11.68
Reserves for Replacements	(\$1,497)	(\$0.10)
Net Cash Flow Before Debt Service	\$173,379	\$11.58
Debt Service (Principal + Interest)	(\$134,935)	(\$9.01)
Net Cash Flow After Debt Service	5.51% / \$38,443	\$2.57
Principal Reduction	\$25,869	\$1.73
Total Return	9.22% / \$64,313	\$4.30

Debt Terms

Loan Amount	\$1,627,500
Loan-to-Sale Ratio	70.00%
Interest Rate	6.75%
Amortization	25 Year
Term	10 Year
Loan Constant	8.29%
Debt Service Coverage Ratio	1.29





4,818

Residents in 1-Mi

27,715

Residents in 3-Mi

68,352

Residents in 5-Mi



1,881

Households in 1-Mi

10,144

Households in 3-Mi

27,109

Households in 5-Mi



\$89,508

AHHI in 1-Mi

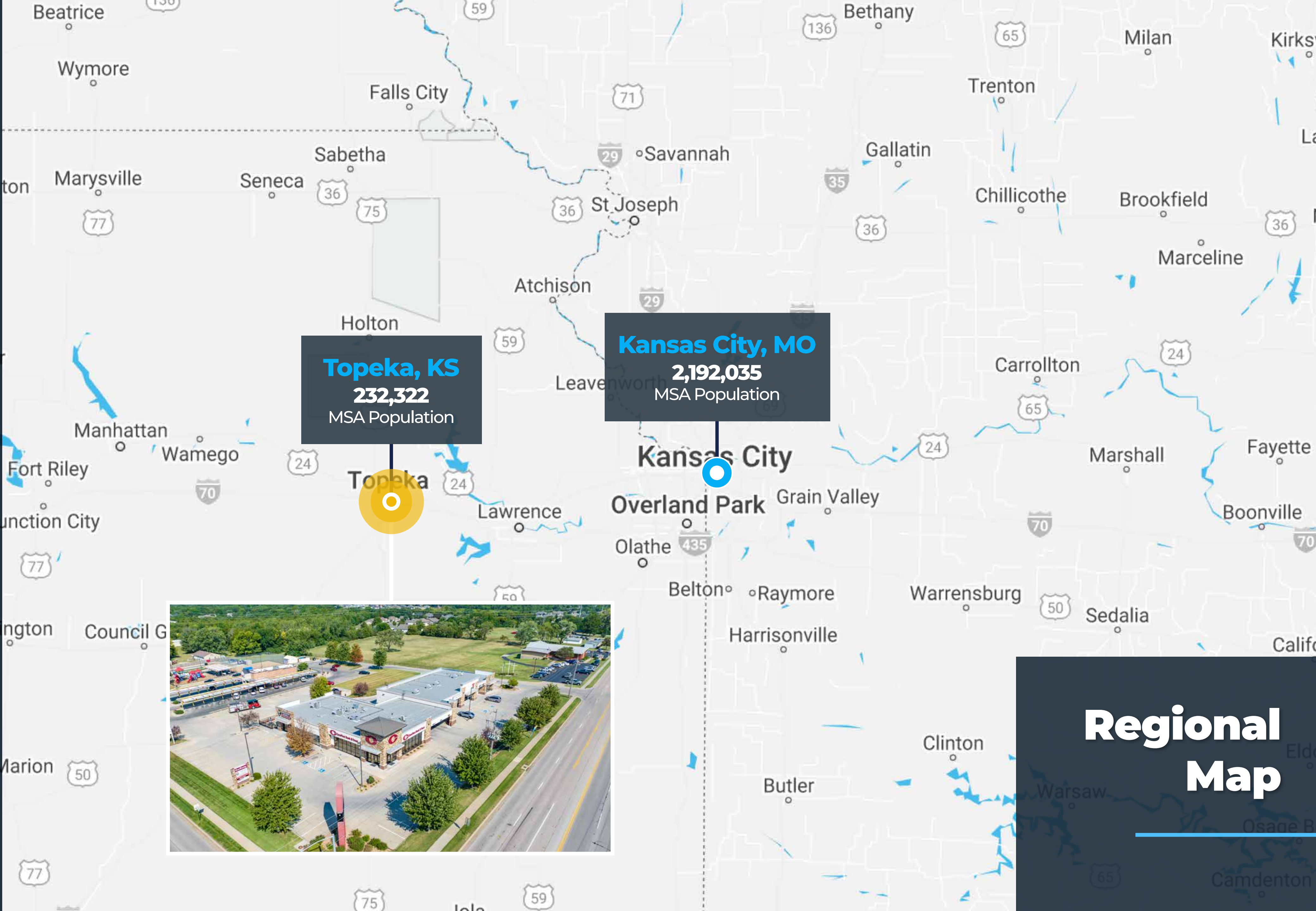
\$67,379

AHHI in 3-Mi

\$58,539

AHHI in 5-Mi

Newton



Topeka, KS
232,322
MSA Population

Kansas City, MO
2,192,035
MSA Population



Regional Map

Topeka

KANSAS



Cuisine

C W Porubsky's Deli & Tavern's chili "has been a lure to north Topeka since 1951". The restaurant has been called "a landmark as significant as the state Capitol" for many Kansans. In 2009 a documentary short film, Transcendent Deli, was made about the restaurant, focusing on its chili and pickles. In 2014 Travel + Leisure named it one of America's Best Chilis. There are also other notable restaurants in Topeka such as Bobo's Drive In.



Higher Education

Washburn University (WU) is a public university in Topeka, Kansas. It offers undergraduate and graduate programs, as well as professional programs in law and business. Washburn has 550 faculty members, who teach more than 6,100 undergraduate students and nearly 800 graduate students. The university's assets include a \$158 million endowment.



Arts

The Topeka Symphony Orchestra was founded in 1957. Topeka is home to broad areas of fine art, specifically in the North Topeka Arts District (NOTO), as well as the Topeka Civic Theatre.



Attractions

Tourists can visit the Brown v. Board of Education National Historic Site. The Monroe Elementary School, one of the segregated schools involved in the 1954 Supreme Court decision aimed at ending segregation in public schools, is now a National Historic Site commemorating this landmark ruling. Other common attractions include Lake Shawnee, the Evel Knievel Museum, and the Kansas Museum of History.



Overview

The name "Topeka" is a Kansa-Osage word that means "place where we dug potatoes", or "a good place to dig potatoes". As a placename, Topeka was first recorded in 1826 as the Kansa name for what is now called the Kansas River. Topeka's founders chose the name in 1855 because it "was novel, of Indian origin, and euphonious of sound." Mixed-blood Kansa Native American, Joseph James, called Jojim, is credited with suggesting Topeka's name. The city, laid out in 1854, was one of the Free-State towns founded by Eastern antislavery men immediately after the passage of the Kansas-Nebraska Bill. In 1857, Topeka was chartered as a city.

Topeka Economy

Being the state's capital city, Topeka's largest employer is the State of Kansas—employing about 8,400 people, or 69% of the city's government workers. Altogether, government workers make up one out of every five employed persons in the city.

The educational, health, and social services industry makes

up the largest proportion of the working population (22.4%). The four school districts employ nearly 4,700 people, and Washburn University employs about 1,650. Three of the largest employers are Stormont-Vail HealthCare (with about 4,500 employees), St. Francis Health Center (1,700), and Colmery-O'Neil VA Hospital (900).

The retail trade employs more than a tenth of the working population (11.5%) with Wal-Mart and Dillons having the greater share. Nearly another tenth is employed in manufacturing (9.0%). Top manufacturers include Goodyear Tire and Rubber Company, Hill's Pet Nutrition, Frito-Lay, and Jostens Printing and Publishing.

MARS WRIGLEY

Mars Wrigley has announced plans to invest \$175 million in its 550K SF Confectionery Plant.

Mars Wrigley will expand production of its Snickers products while adding Milky Way and 3 Musketeers production to the site. After the Expansion, Mars will produce 5 products at the plant: M&Ms, Milky Way, Snickers, 3 Musketeers, and Twix. The expansion will create about 100 new jobs.

The Topeka Plant was recently named Mars Wrigley's Halloween Headquarters. The Company relies on the Topeka plant for much of its production, and is the exclusive producers for the company's "fun-sized" candy bars.

Mars Wrigley opened the Topeka plant in 2014, since then, Mars Wrigley said it has invested more than \$750 million in the community.

[Read Full Article](#)

[Read More About the Plant](#)

Major Employers in Topeka, Kansas

Name	Employees
State of Kansas	8,400
Stormont-Vail HealthCare	4,500
Topeka Unified School District #501	2,400
BlueCross BlueShield of Kansas	1,400
St. Francis Health	1,700
Washburn University	1,650
Goodyear Tire and Rubber Company	1,500
BNSF Rail Yard	1,000

Topeka

KANSAS



4,818

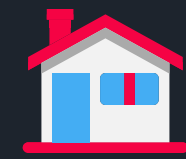
Residents in 1-Mi

27,715

Residents in 3-Mi

68,352

Residents in 5-Mi



1,881

Households in 1-Mi

10,144

Households in 3-Mi

27,109

Households in 5-Mi



\$89,508

AHHI in 1-Mi

\$67,379

AHHI in 3-Mi

\$58,539

AHHI in 5-Mi

1, 3 & 5 Mile Demographics

Population	1 MI	3 MI	5 MI
2010 Population	4,627	27,306	71,098
2023 Population	4,818	27,715	68,352
Median Age	43.5	37.7	36.5

Households	1 MI	3 MI	5 MI
2010 Households	1,710	9,853	27,549
2023 Households	1,881	10,144	27,109
Owner Occupied Households	1,547	6,912	15,752
Renter Occupied Households	334	3,232	11,357

Education	1 MI	3 MI	5 MI
Total Population Age 25+	3,334	18,072	44,415
High School Graduate	22.8%	35.8%	36.5%
Associates Degree	10.8%	7.5%	7.2%
Bachelor's Degree	27.3%	15.3%	14.3%
Graduate Degree	11.9%	7.0%	7.0%
Some College, No Degree	23.2%	23.3%	22.8%
No Schooling Completed	0.5%	1.5%	1.3%

Income	1 MI	3 MI	5 MI
Average Household Income	\$89,508	\$67,379	\$58,539
Median Household Income	\$74,442	\$50,300	\$43,672
Income \$ 15,000 - \$24,999	4.8%	9.7%	12.3%
Income \$ 25,000 - \$34,999	7.1%	10.6%	12.0%
Income \$ 35,000 - \$49,999	11.1%	16.5%	16.7%
Income \$ 50,000 - \$74,999	21.0%	18.9%	17.8%
Income \$ 75,000 - \$99,999	16.7%	11.8%	10.3%
Income \$100,000 - \$124,999	14.9%	9.1%	6.5%
Income \$125,000 - \$149,999	7.9%	4.3%	3.3%
Income \$150,000 +	10.1%	6.2%	4.7%



Confidentiality Agreement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any.
ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



Croco Crossing

Topeka | Kansas



Exclusively Listed by the Patton | Wiles | Fuller Group of Marcus & Millichap:

Zach Turner

Senior Advisor

Columbus Office

(614) 360-9032

ZTurner@marcusmillichap.com

License: OH: SAL.2018003592

Scott Wiles

Senior Managing Director

Cleveland Office

(216) 264-2026

swiles@marcusmillichap.com

License: OH SAL.2005013197

Erin Patton

Senior Managing Director

Columbus Office

(614) 360-9035

epatton@marcusmillichap.com

License: OH SAL.2004010274

Craig Fuller

Senior Managing Director

Cleveland Office

(216) 264-2043

cfuller@marcusmillichap.com

License: OH SAL.2008001551

Colby Haugness

Kansas Broker Of Record

Overland Park Office

(816) 410-1010

chaugness@marcusmillichap.com

License: 00241410