

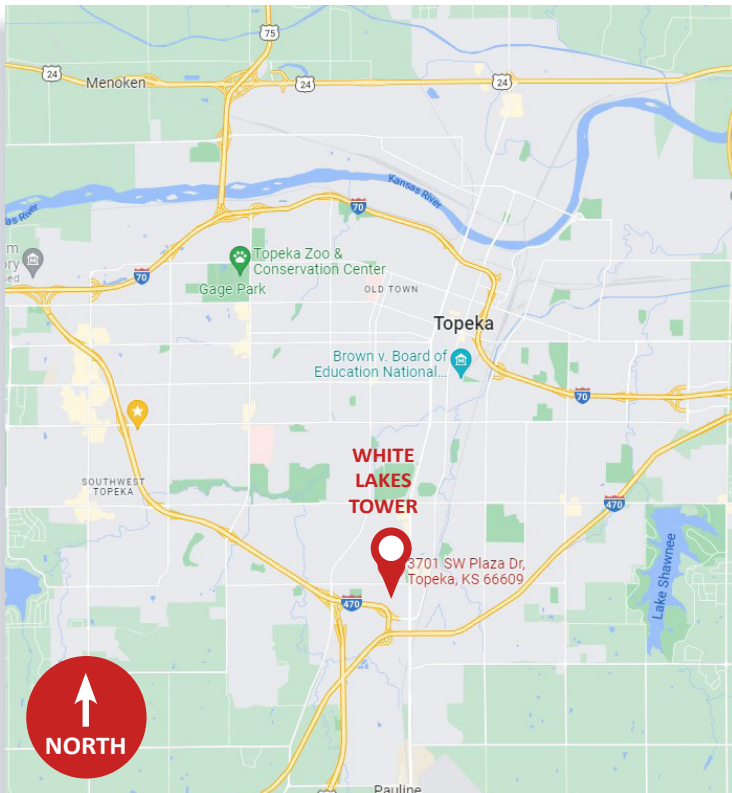
# FOR LEASE

## RETAIL SPACE | WHITE LAKES PLAZA

3701 SW PLAZA DR.  
TOPEKA, KS 66609



**Under New Ownership**  
Neighborhood retail strip center in a high traffic area and great visibility on SW 37th St right off of Topeka Blvd.



PROPERTY SUMMARY	
LEASE RATE	\$8.00/SF/YR
ADDITIONAL CHARGES	\$2.80/SF/YR
AVAILABLE SPACE	1,872 - 8,946 <sup>+/-</sup> SF
BUILDING SIZE	25,930 <sup>+/-</sup> SF
LOT SIZE	106,092 <sup>+/-</sup> SF 2.4 <sup>+/-</sup> Acres
YEAR BUILT	1973
2023 R.E. TAXES	\$26,247.72
ZONING	C-4; Commercial
SIGNAGE	Lighted, box signage on façade (Tenant responsibility with landlord's approval)
PARKING	Plentiful with front door parking available
TRAFFIC COUNT	10,650 <sup>+/-</sup> VPD on SW 37th Street 16,295 <sup>+/-</sup> VPD on SW Topeka Blvd

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SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:	COMMENTS:
3715	2,736 <sup>+/-</sup>	\$8.00	\$1,824	\$638.40	Large rooms and an open floor plan.
3717	1,944 <sup>+/-</sup>	\$8.00	\$1,296	\$453.60	Former hair design academy with multiple rooms or offices. Center is located near 37th & Topeka Blvd.
3719	2,232 <sup>+/-</sup>	\$8.00	\$1,488	\$520.80	Open floor plan. Can add to the square footage if need a larger space.
3721	1,872 <sup>+/-</sup>	\$8.00	\$1,248	\$436.8	Located near 37th & Topeka Blvd, shopping center in front of the Wal Mart.
3723	8,946 <sup>+/-</sup>	\$8.00	\$5,964	\$2,087.40	Near Topeka Blvd on SW 37th Street, in front of the Wal Mart. Space has been cleaned up back to the exterior walls. Tenant will receive a "white box, vanilla shell". Can reduce the square footage if need smaller footprint.

- LANDLORD PAYS:** Roof and structural maintenance.
- TENANT PAYS:** Pro-rata share of real estate taxes, property insurance and common area maintenance, utilities, janitorial, and minor interior maintenance to include semi-annual inspections of the HVAC system.
- LOCATION FEATURES:** Great location for office/service, showroom and retail/service users offering showroom windows and monument sign.
- BUILDING FEATURES:** High traffic corner with monument sign on SW 37th St. and SW Plaza Dr. Adjacent to multi-family housing and Wal-Mart in South Topeka

