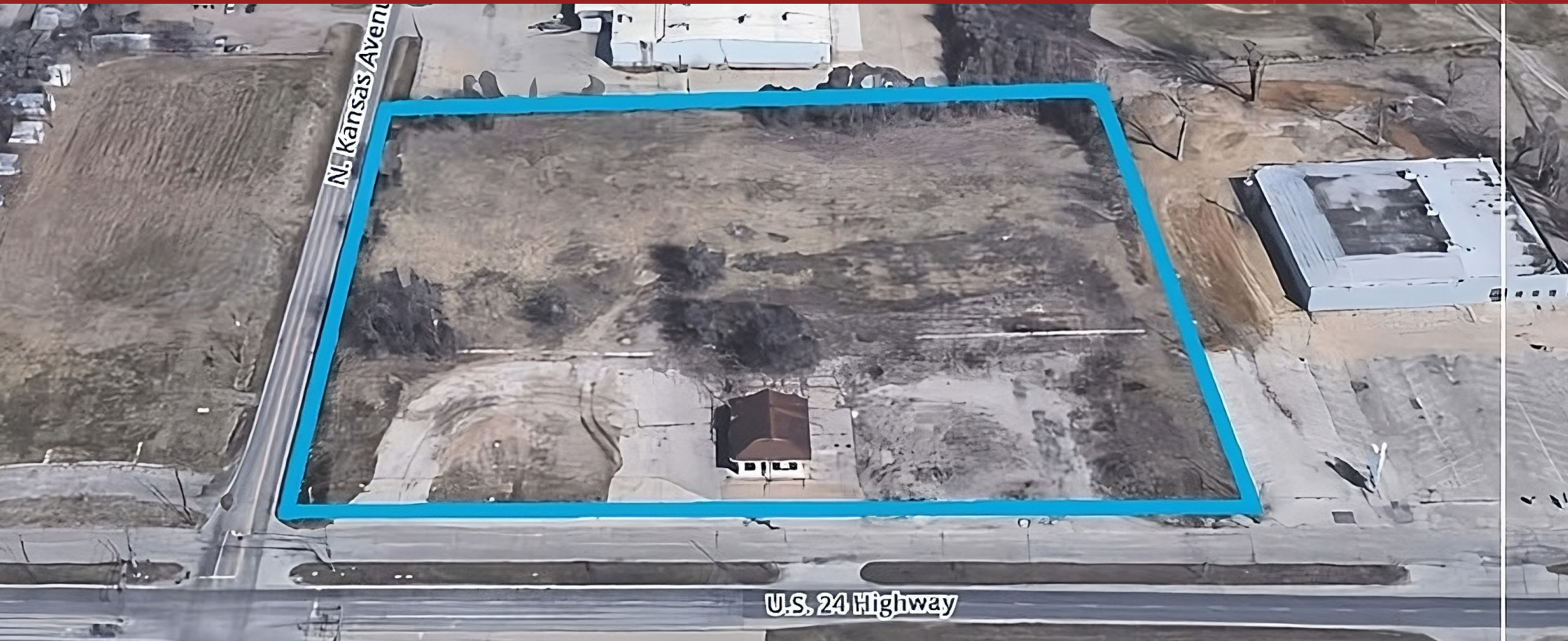


LAND FOR SALE

4.77± Acres



TOPEKA LAND OFF HWY 24

110 NE US Hwy 24, Topeka, Kansas 66608



CATALYSTPROPERTYGROUP.COM | 913-914-7010 | 8131 METCALF AVE., SUITE 202, OVERLAND PARK, KS 66204

PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- 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



SITE AERIAL

