



NW TYLER STREET

Walmart

Dillons



SONIC

18,477 VPD



NW TOPEKA BOULEVARD
16,971 VPD



IHOP

Spanglers

Sutherlands



Walgreens

NW LYMAN ROAD

Groceries

Westlake ACE Hardware



Wendys

TACO BELL



GENESIS CLUB

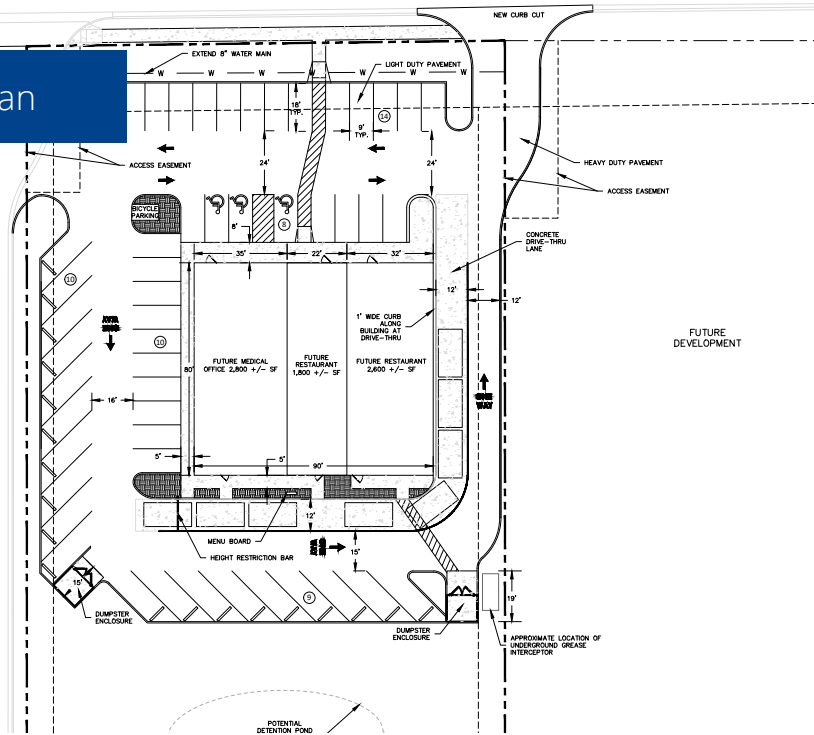


Walmart/Dillons Shadow Anchored Pad Ready for Development

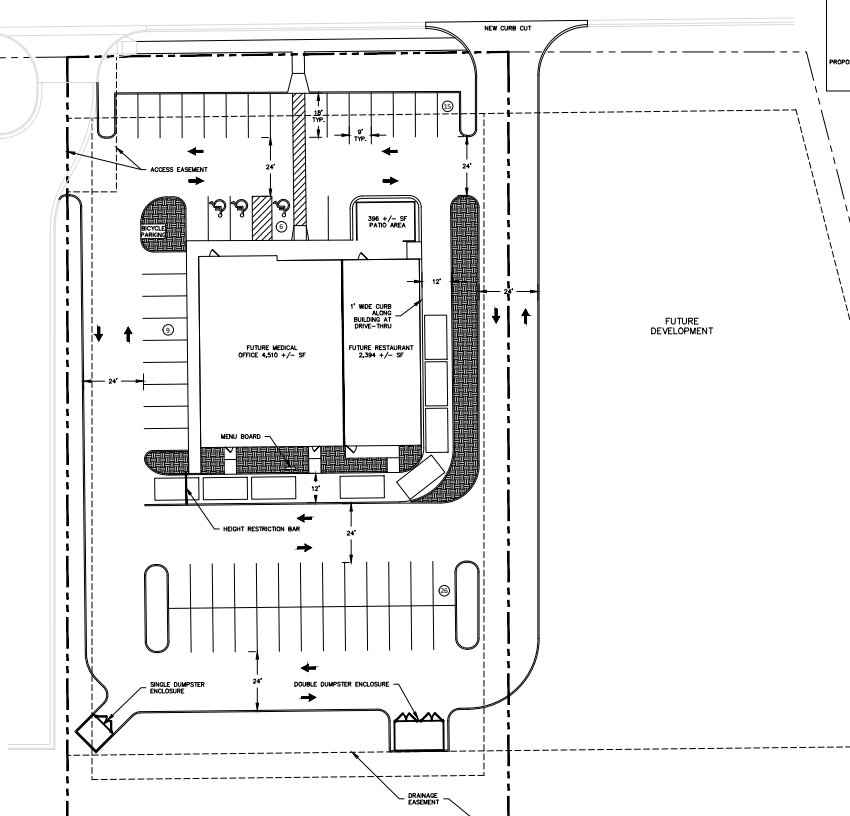
For Sale or Lease
547 NW Highway 24
Topeka, Kansas

Conceptual Site Plan

Example 1

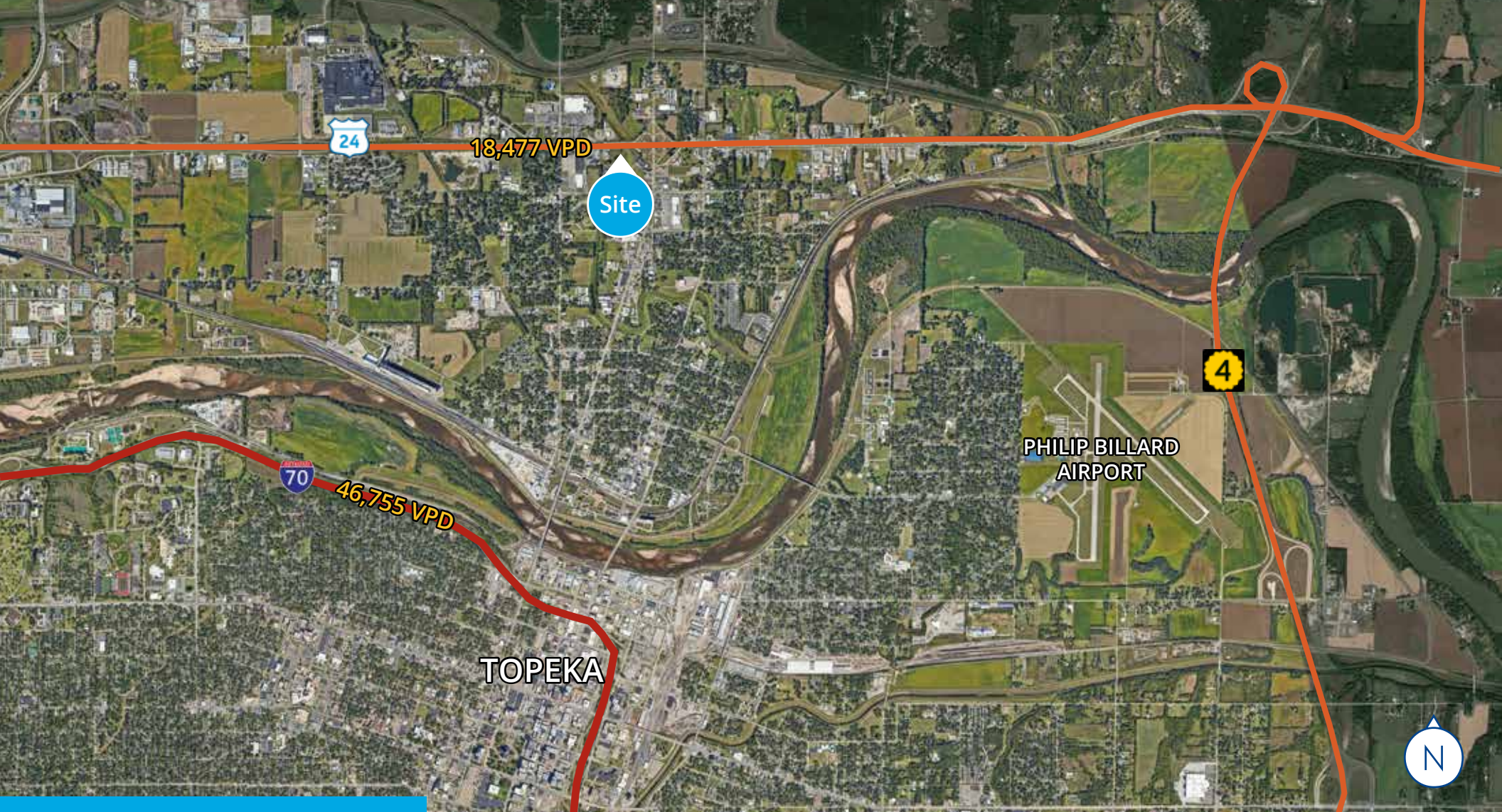


Example 2



Property Features

- Build-to-suit or purchase opportunity across from Walmart, Dillons, and Aldi
- 2.4 acres – could be demised for two separate users or potential to support a multi-tenant building
- Rare pad site opportunity for fast food/ quick service restaurant, medical, C-store, auto care, etc.
- Join IHOP, Starbucks, Dickey's Barbecue Pit, Spangles, Sutherlands, and more!
- Excellent visibility to Highway 24 which boasts 18,477 cars per day
- Frontage road is slated for improvement by the city of Topeka beginning in 2024 (NW Elm Row Avenue from the Spangles restaurant entrance to NW Topeka Boulevard)



Demographics



Population
 1-mile 3,716
 3-mile 24,636
 5-mile 75,103



Daytime Population
 1-mile 5,821
 3-mile 38,932
 5-mile 92,740



Household Income (Avg)
 1-mile \$72,466
 3-mile \$68,668
 5-mile \$75,092



Household Income (Med)
 1-mile \$58,353
 3-mile \$51,391
 5-mile \$53,871



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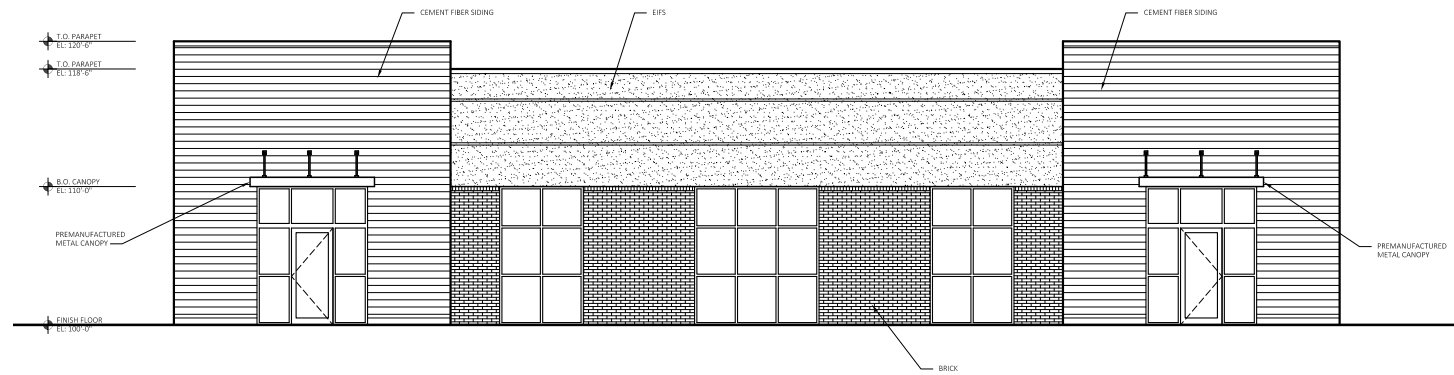
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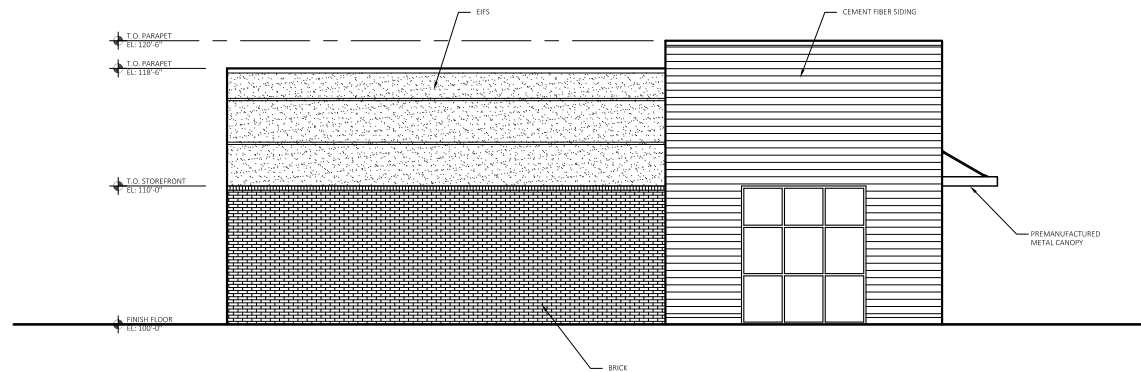
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Preliminary Elevation



1 PRELIMINARY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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