



For Lease
4019 SW 10th Ave. Topeka, KS

- **Square Feet:** 10,998 +/-
- **Base Rent Quote:** \$8.00 per square foot + Add. Rent
- **SW Gage Blvd. ADT:** 18,360 (North-South)
- **SW 10th Ave. ADT:** 10,890 (East-West)
- **Population 2018 (1-Mile):** 8,947
- **Population 2018 (3-Mile):** 59,634
- **Stormont Vail Hospital (Direct):** 1.66 miles
- **University of Kansas St. Francis (Direct):** 1.74 miles



For more information Contact

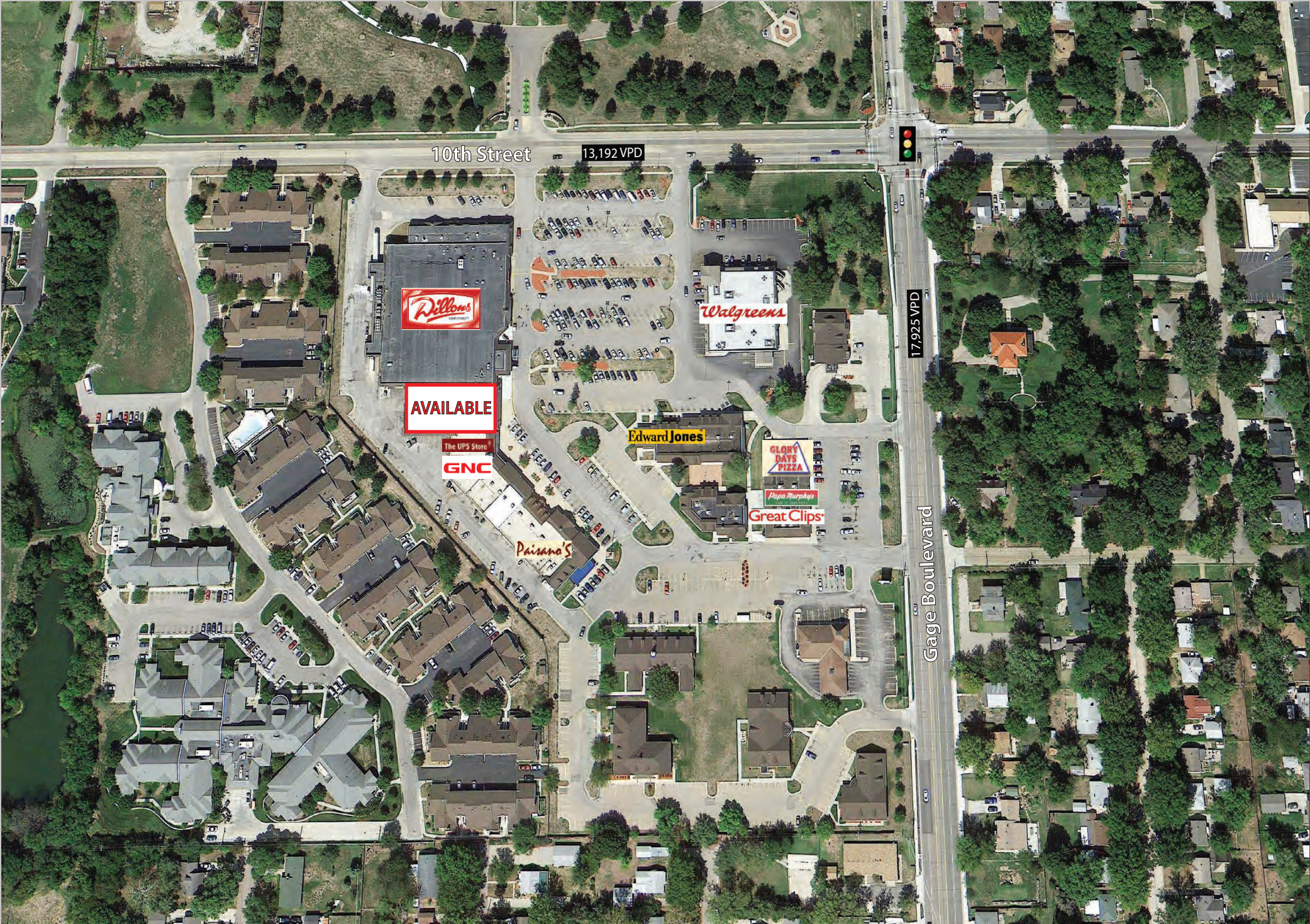
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Vice President of Sales/Leasing
Associated Commercial Brokers
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Email: david@acbcomp.com

1111 SW Gage Blvd. Suite #100 Topeka, KS
66604

Floor Plan

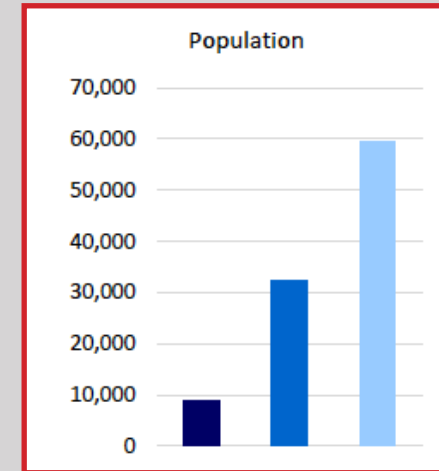


Aerial Photo

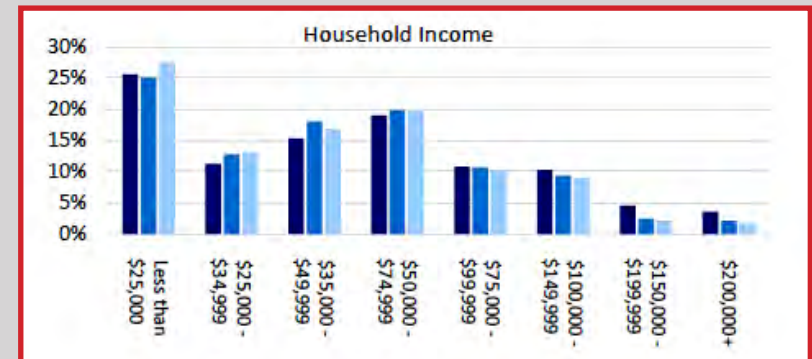


Demographics

	1 Mile		2 Miles		3 Miles	
Current						
2018 Population	8,947	—	32,472	—	59,634	—
2023 Projected Population	8,987	—	32,398	—	59,414	—
Pop Growth (%)	0.5%	—	-0.2%	—	-0.4%	—
2018 Households	4,586	—	14,929	—	27,173	—
2023 Projected Households	4,611	—	14,904	—	27,078	—
HH Growth (%)	0.6%	—	-0.2%	—	-0.4%	—



Household Income (2018)						
Per Capita Income	\$35,739	—	\$27,896	—	\$26,045	—
Average HH Income	\$69,729	—	\$60,677	—	\$57,159	—
Median HH Income	\$47,037	—	\$44,365	—	\$42,919	—



Secured Front Entrance









