

PAD SITE AVAILABLE FOR GROUND LEASE OR B-T-S

5826 SW 21st Street, Topeka, KS



LEASE OPTIONS AVAILABLE:

- 1.23 Acre Pad

PRICING:

- Call for Pricing

DESCRIPTION:

- Strategic location in the thriving Topeka area
- Prime retail property for ground lease or build-to-suit
- Offers versatility for retail endeavors & usage possibilities. Single tenant or multi-tenant with a drive-thru endcap.
- Excellent visibility & easy access from I-470 Wanamaker
- Nearby National Retailers include: Target, PetsMart, TJ Maxx, Ross, Natural Grocers
- Over 25,000 VPD on 21st Street

Excellent Visibility & Easy Access!

Contact us today. Jordan Zenger, Vice President | jzenger@fergprop.com | 913.558.5183

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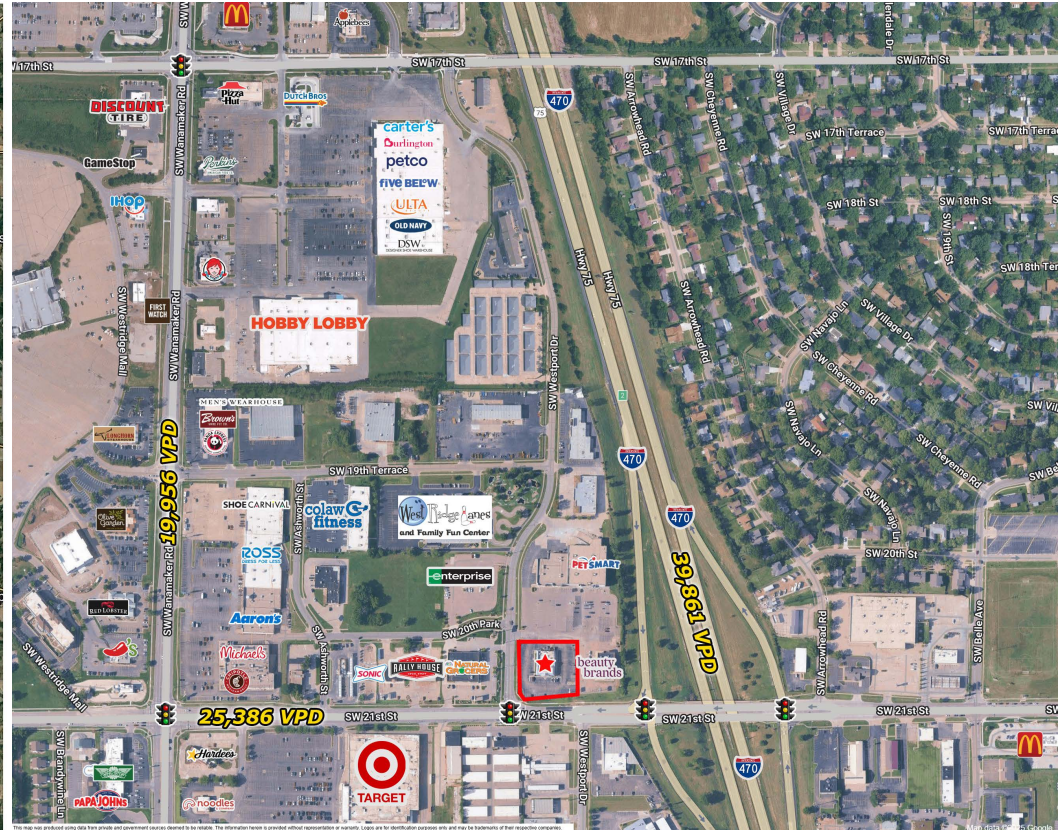
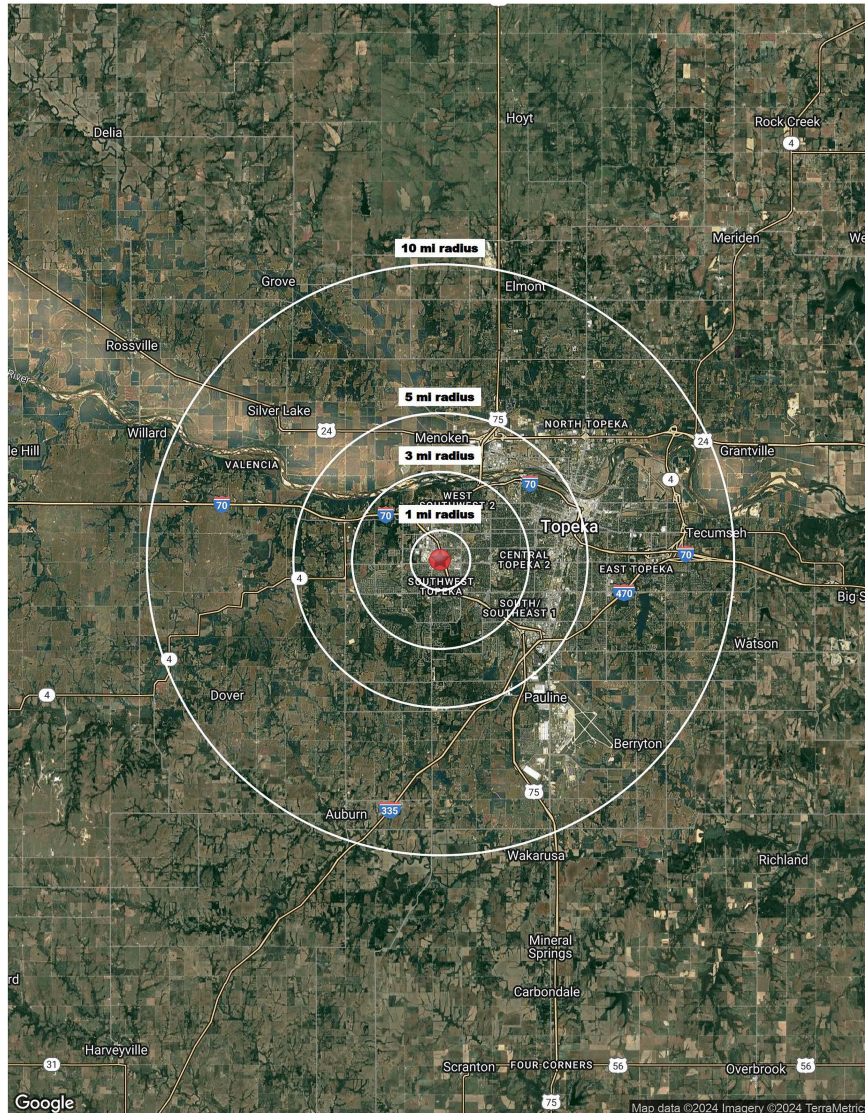


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DEMOGRAPHICS	1 mile	3 miles	5 miles	10 miles
2024 Population	9,015	60,516	99,718	167,491
Total Households	4,130	27,988	44,528	70,655
Average HH Income	\$67,855	\$72,683	\$66,563	\$68,431

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