



3406 SW TOPEKA BLVD



TOPEKA, KS 66611



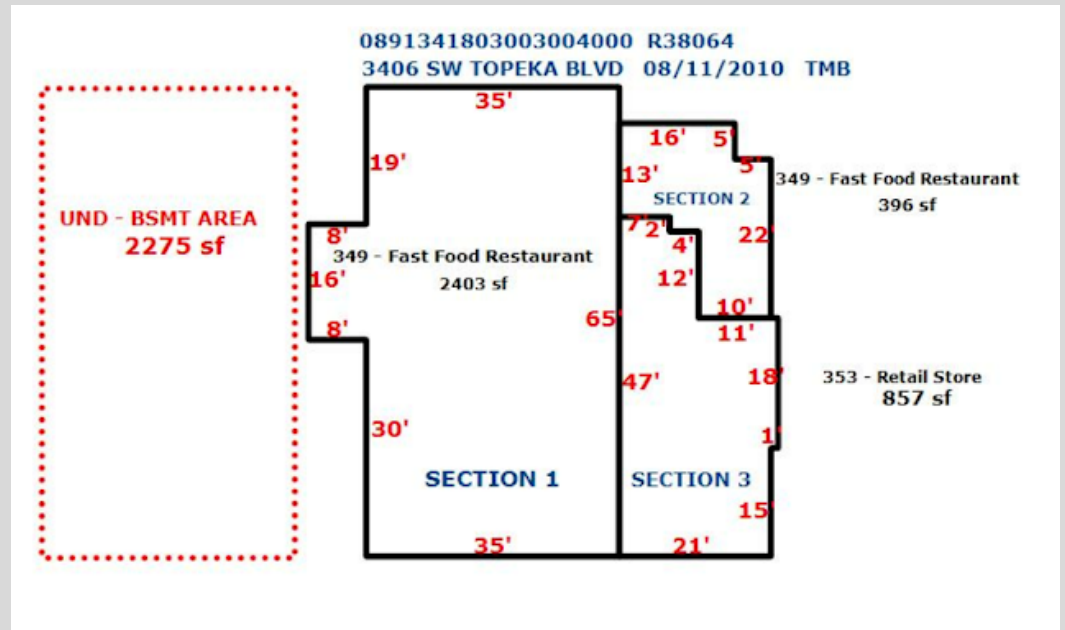
3406 SW TOPEKA BLVD TOPEKA, KS 66611

# PROPERTY INFORMATION



ASKING PRICE \$18.59/SQFT/YR

Address	3406 SW Topeka Blvd Topeka, KS 66611
Location	On Corner of SW Topeka Blvd & SW Croix St
List Price	\$18.59/SqFt/Yr
Gross Lot SF	23,250 sf
Stories	1
Zoning	Commercial
Taxes (22/23)	\$ 28,989.04



# PROPERTY HIGHLIGHTS



ASKING PRICE \$18.59/SQFT/YR

1

## LOCATION

Strategic location in Topeka, providing easy access to I-470/I70. 3,656 SF of versatile main level commercial space. Robust growth and development in surrounding areas.

2

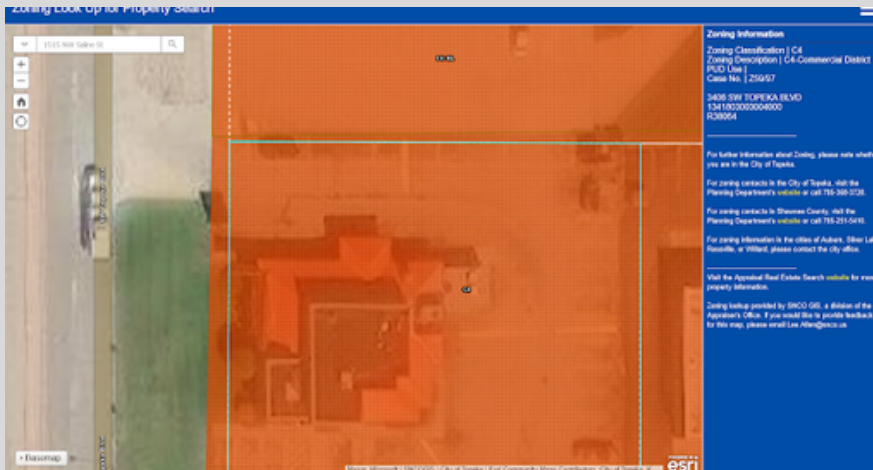
## TRAFFIC

Close proximity to multiple hotels, Walmart, I-470/I70. Located in a bustling commercial corridor, benefiting from high daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.

3

## SPACE

Type of Property: Restaurant  
Year Built: 1974 Updated in 1999  
Total Square Footage: 3656 sf  
Main Floor, 3656 sf  
Parking: 30 Parking Spaces  
Current Occupancy: Vacant  
Tenants: Previously Pizza Hut



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PROPERTY

# DESCRIPTION



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Located in a prime location in Topeka, Kansas, 3406 SW Topeka Boulevard is an exceptional commercial real estate opportunity. This property offers prospective buyers a unique chance to own a significant piece of Topeka's growing commercial landscape, on one of the highest traffic corners in the city. Located near the I470/I70 loop, the site has 7 day traffic, and is near several hotels and residential neighborhoods.



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# THE CITY OF TOPEKA



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## LOCATION

Located on SW Topeka Blvd near residential neighborhoods, Mainline Printing commercial printing, multiple Hotels, and Walgreens. A diverse commercial area right off major highways.

## RECREATION

Located near several recreational establishments such as Crunch Fitness and The Foundry Event Center.

## TRANSPORTATION

Close proximity to industrial employers. Located in a bustling commercial corridor, benefiting from high daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.



# DEMOGRAPHICS



125,353  
POPULATION  
IN TOPEKA



\$57,541  
AVERAGE INCOME  
IN TOPEKA



122,000  
EMPLOYED  
IN TOPEKA



55,844  
HOUSEHOLDS  
IN TOPEKA

# LOCATION

# MAP

ASKING PRICE \$18.59/SQFT/YR

## SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

Parks & Recs

Developments

Residential

Hospitals

Thoroughfare



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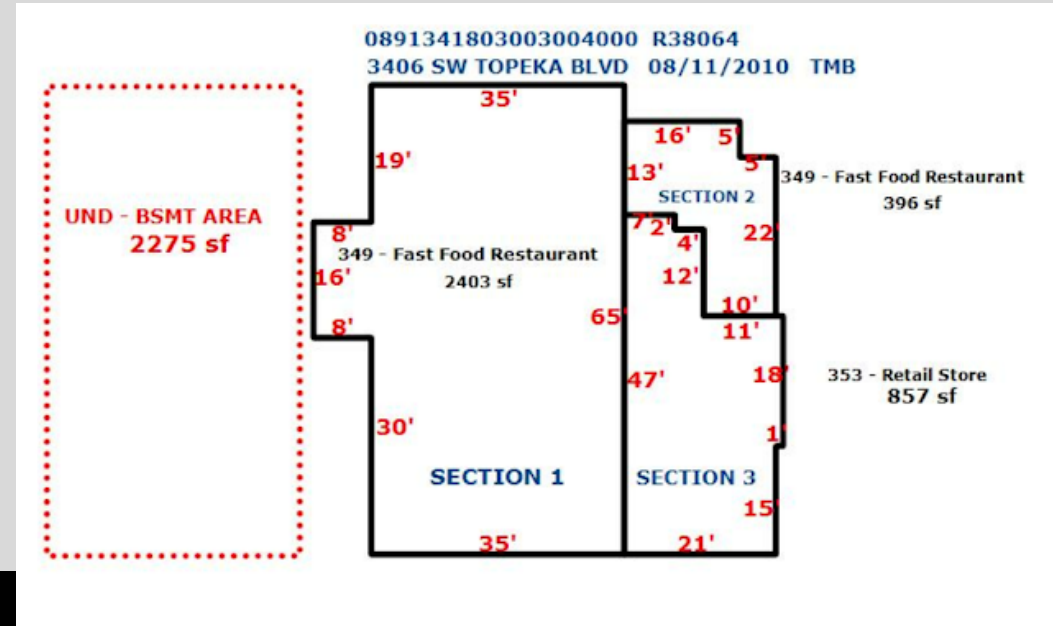
SITE

MAP

LAYOUT



ASKING PRICE \$18.59/SQFT/YR





## CONTACT US

EXCLUSIVE BROKER

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