



FOR LEASE

4035 SW 10th Ave
Topeka, Kansas 66604

Lease Rate: \$11.00/SQFT NNN

Size: 1,600 SQFT

Year built: 1985

Zoning: PUD : OI-2, C-4, OS-1, OI-1

Property Type: Neighborhood Shopping Center

LOCATION FEATURES



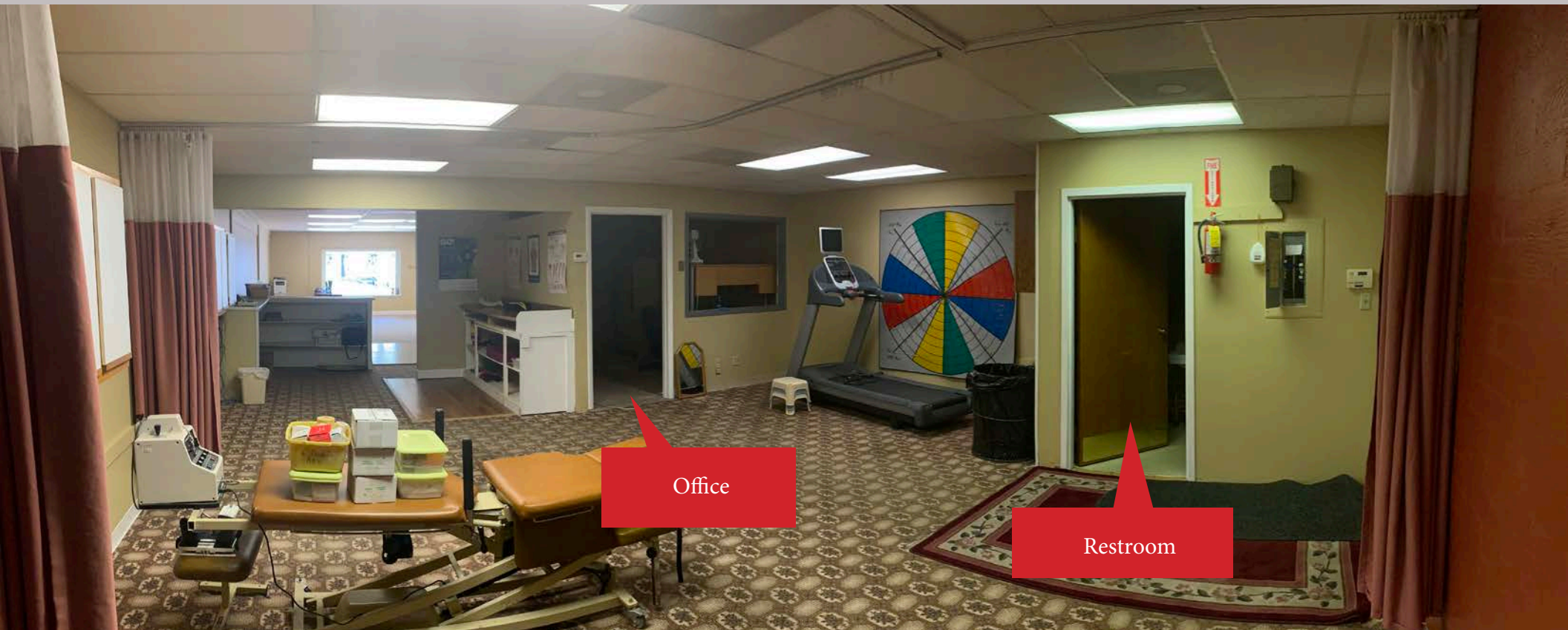
- Fleming Place Shopping Center has several factors that help drive traffic into retailers businesses located here. There are several entrances and exits making access to different parts of the shopping center very easy for the tenants customers and clients to reach their destination. Fleming Place Shopping Center is adjoined to Fleming Place Office Park which has a great mix of medical tenants that also bring traffic into the shopping center.
- On-site property management is provided by Associated Management Services to assist with tenants needs in a timely manner.



BUILDING FEATURES

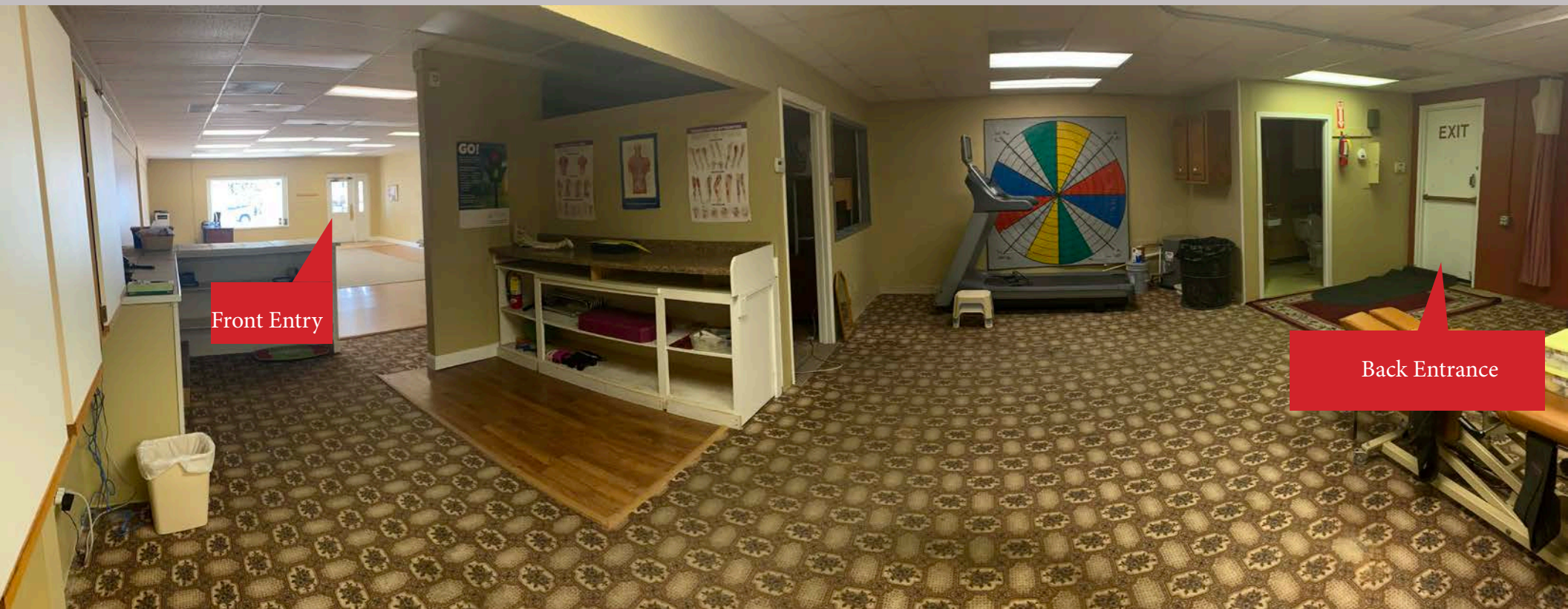
Lots of foot and vehicle traffic. 4035 SW 10th Ave is fairly wide open with a good amount of store front space at the entrance and at the back entrance. The middle of the space is made up of an office, counter tops and shelves for storage. There is one bathroom near the back entrance.





Office

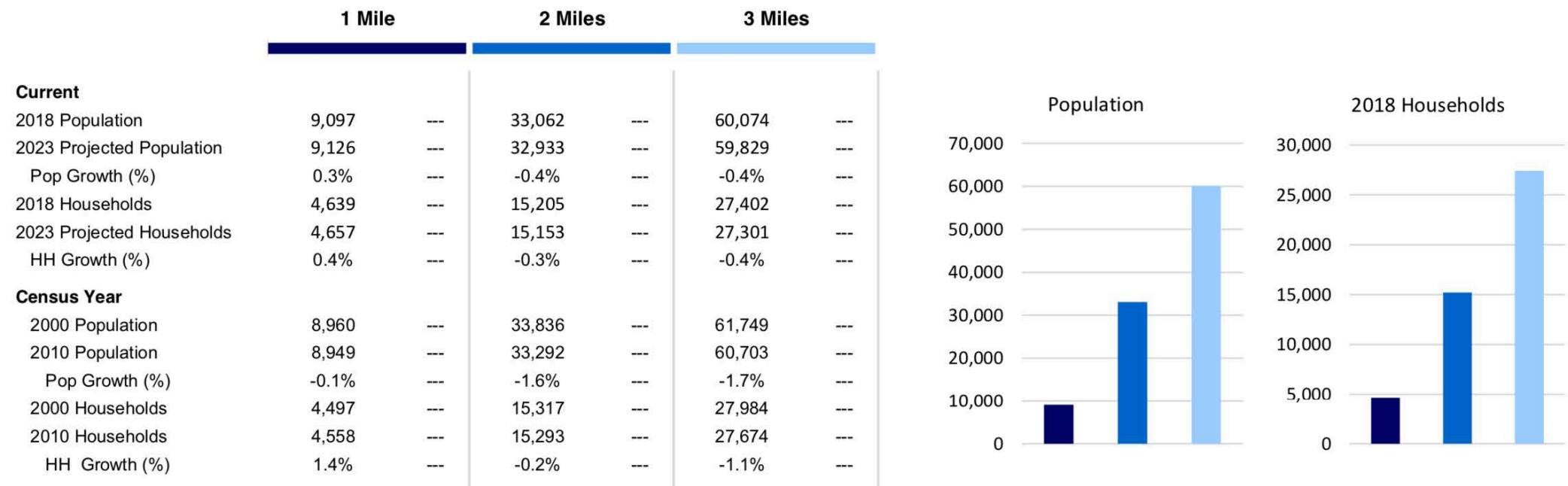
Restroom



Front Entry

Back Entrance

DEMOGRAPHICS



Household Income (2018)

Per Capita Income	\$35,752	---	\$27,971	---	\$26,487	---
Average HH Income	\$70,116	---	\$60,820	---	\$58,068	---
Median HH Income	\$49,426	---	\$46,119	---	\$44,377	---
Less than \$25,000	1,125	24.3%	3,759	24.7%	7,225	26.4%
\$25,000 - \$34,999	530	11.4%	1,791	11.8%	3,517	12.8%
\$35,000 - \$49,999	683	14.7%	2,635	17.3%	4,555	16.6%
\$50,000 - \$74,999	901	19.4%	3,058	20.1%	5,335	19.5%
\$75,000 - \$99,999	567	12.2%	1,753	11.5%	3,060	11.2%
\$100,000 - \$149,999	475	10.2%	1,576	10.4%	2,690	9.8%
\$150,000 - \$199,999	244	5.3%	407	2.7%	632	2.3%
\$200,000+	114	2.5%	224	1.5%	389	1.4%

Associated Commercial Brokers Co.



FOR MORE INFORMATION CONTACT

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