



For Sale

3000 NW Topeka Boulevard
Topeka, Kansas

Property Features

- 0.84–8.62 acres available for sale in northern Topeka
- Rare 30,379± SF former grocery store available for sale
 - Building includes kitchen space with hood and grease trap
- North of Highway 24 with more than 18,400 cars per day, and strong surrounding tenants such as Walmart and Dillon's
- Plenty of space for additional development
- Zoned: PUD (Planned Unit Development District)
- Potential opportunity for a retail, entertainment, medical, or educational user

BUSINESS IN OPERATION - DO NOT DISTURB

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Surrounding Aerial



Demographics



Total Population

1-mile: 2,696
3-mile: 18,240
5-mile: 61,101



Household Income (Avg.)

1-mile: \$77,136
3-mile: \$72,878
5-mile: \$66,567



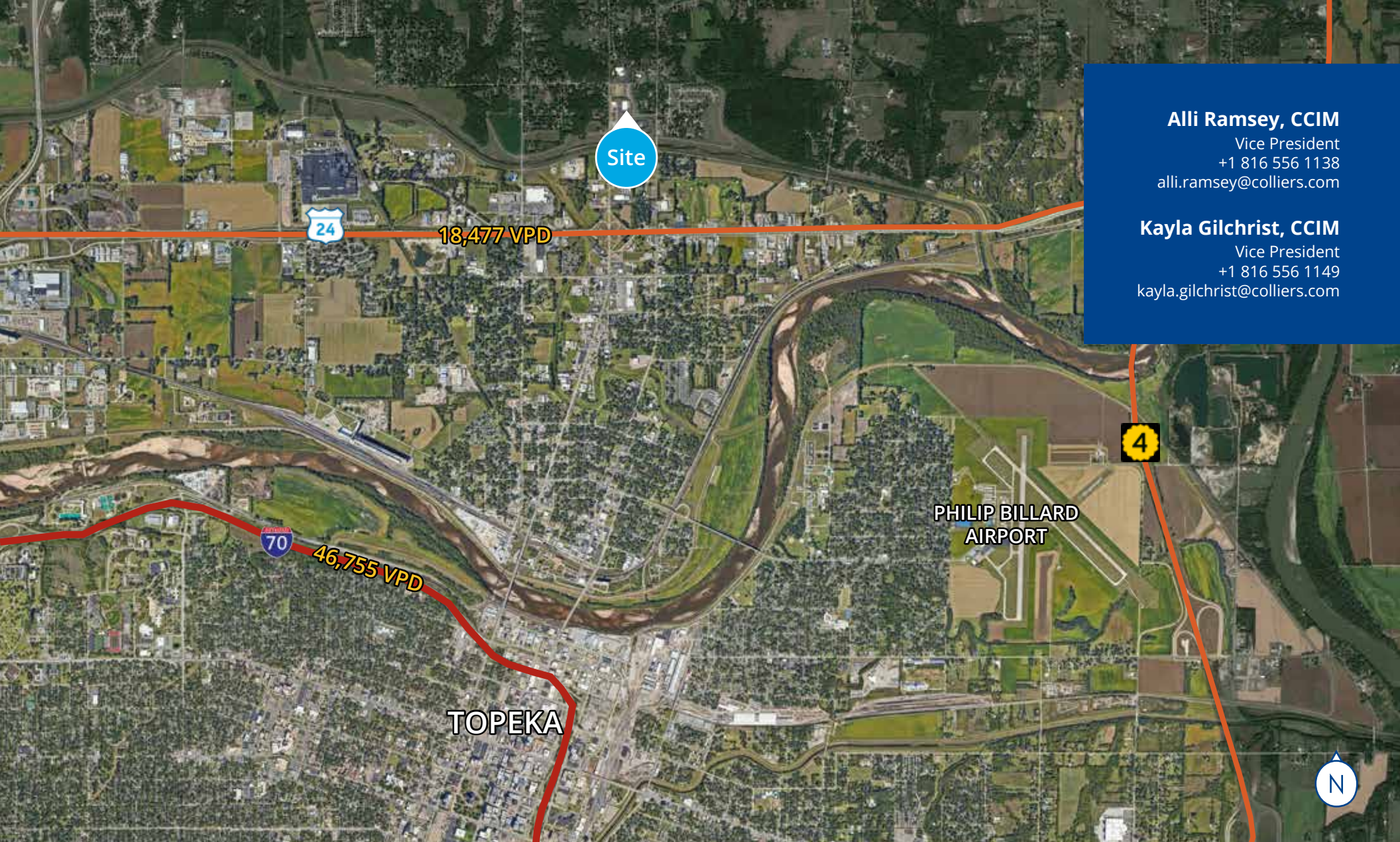
Number of Households

1-mile: 1,086
3-mile: 7,365
5-mile: 25,121



Daytime Population

1-mile: 3,648
3-mile: 18,084
5-mile: 80,445



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Site

24

18,477 VPD

70

46,755 VPD

TOPEKA

PHILIP BILLARD AIRPORT

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