

DEVELOPMENT FOR SALE/LEASE

Pad Ready for Development



**WALMART/DILLONS
SHADOW ANCHORED PAD**

547 NW Hwy 24, Topeka, Kansas



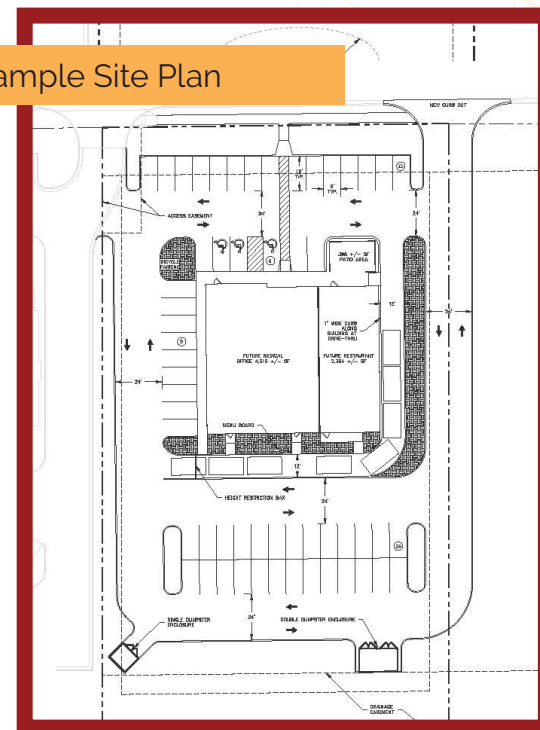
CATALYSTPROPERTYGROUP.COM | 913-914-7010 | 8131 METCALF AVE., SUITE 202, OVERLAND PARK, KS 66204

PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- Build-to-suit or purchase opportunity across from Walmart, Dillions, and Aldi
- 2.4 acres – could be demised for 2 separate users or potential to support a multi-tenant building
- Rare pad site opportunity for fast food/quick service restaurant, medical, c-store, auto care etc.
- Join IHOP, Starbucks, Dickey's Barbecue Pit, Spangles, Sutherlands, and more!
- Excellent visibility to Highway 24 which boasts 18,477 cars per day
- Frontage road is slated for improvement by the city of Topeka beginning in 2024 (NW Elm Row Avenue from the Spangles restaurant entrance to NW Topeka Boulevard)

Example Site Plan



DEMOGRAPHICS

TOTAL POPULATION

1 Mile: 3,716
3 Mile: 24,636
5 Mile: 75,103



DAYTIME POPULATION

1 Mile: 5,821
3 Mile: 38,982
5 Mile: 92,740



AVG HH INCOME

1 Mile: \$ 72,466
3 Mile: \$ 68,668
5 Mile: \$ 75,092



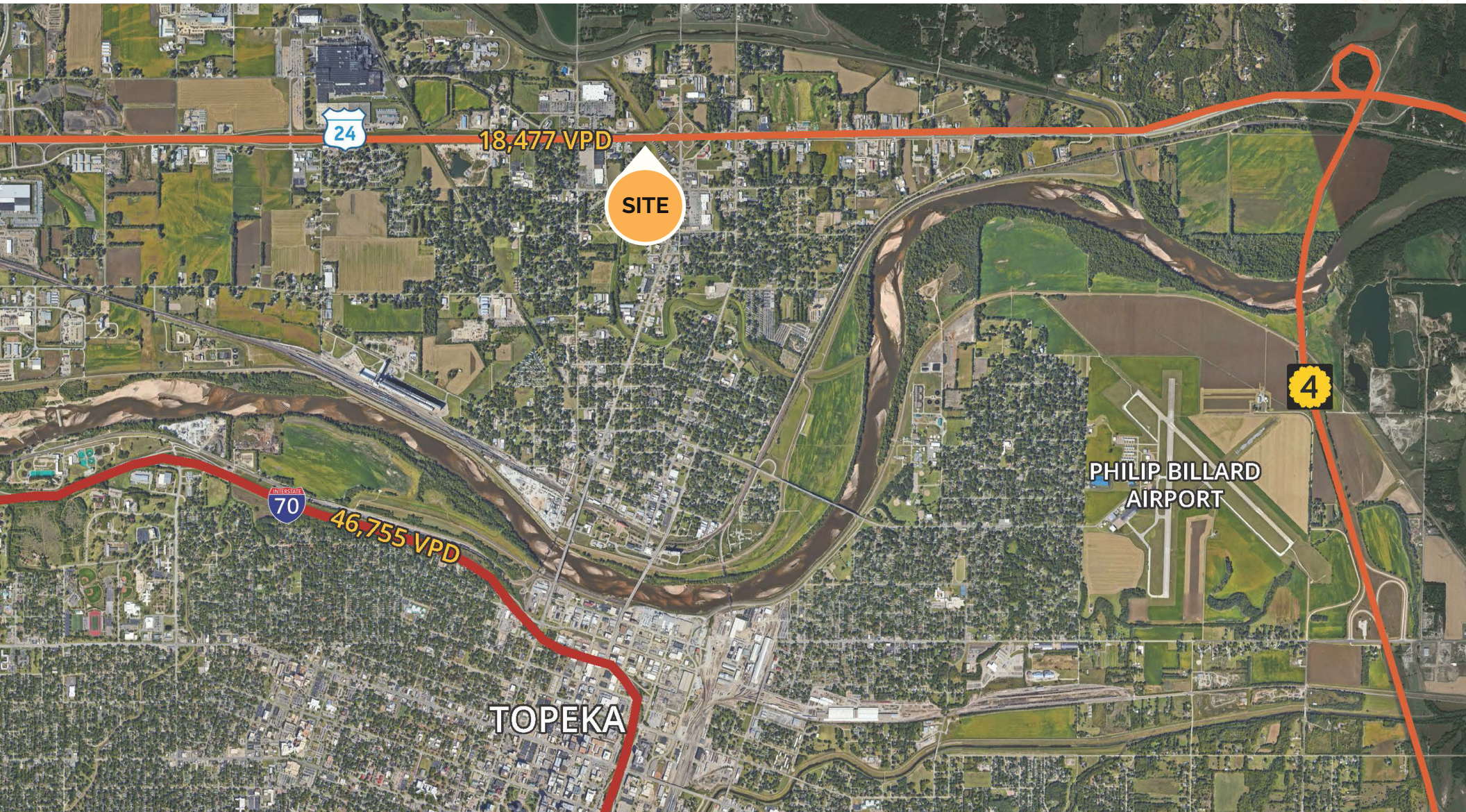
NEIGHBORING TENANTS



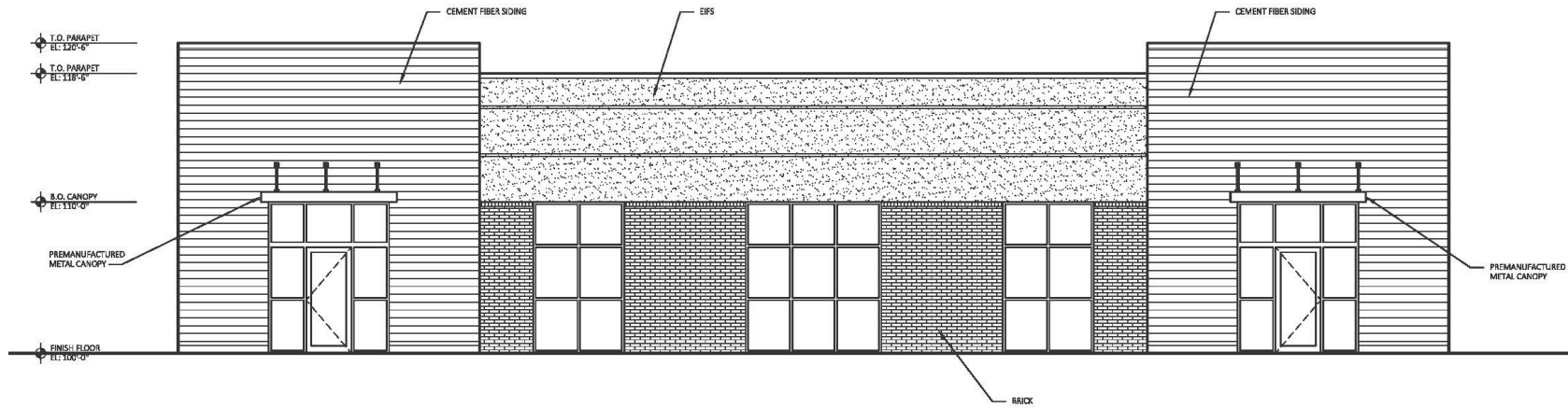
SITE ARIEL



SITE AERIAL



SITE PLAN



1 PRELIMINARY FRONT ELEVATION
SCALE: 1/8" = 1'-0"

