

# DEVELOPMENT FOR SALE/LEASE

## Pad Ready for Development



**WALMART/DILLONS  
SHADOW ANCHORED PAD**

**547 NW Hwy 24, Topeka, Kansas**

 **CATALYST  
PROPERTY GROUP**

# PROPERTY HIGHLIGHTS



## PROPERTY FEATURES

- Build-to-suit or purchase opportunity across from Walmart, Millions, 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)

## DEMOGRAPHICS

### TOTAL POPULATION



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

### DAYTIME POPULATION



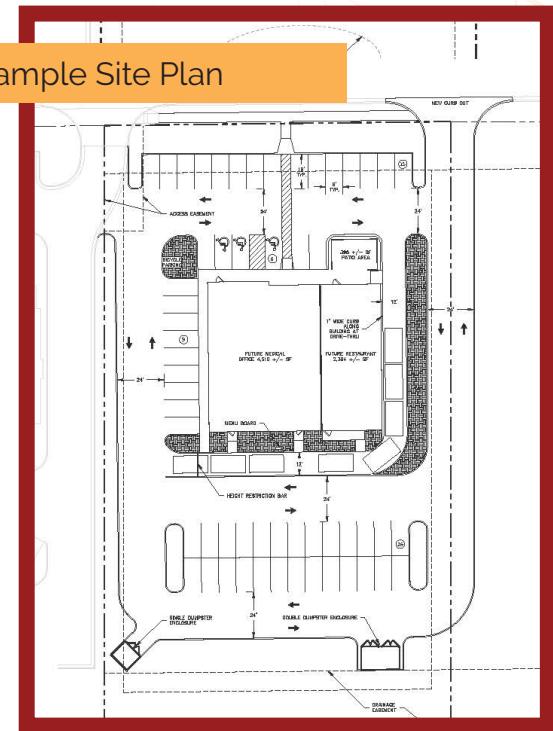
1 Mile: 5,821  
3 Mile: 38,982  
5 Mile: 92,740

### AVG HH INCOME



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

Example Site Plan



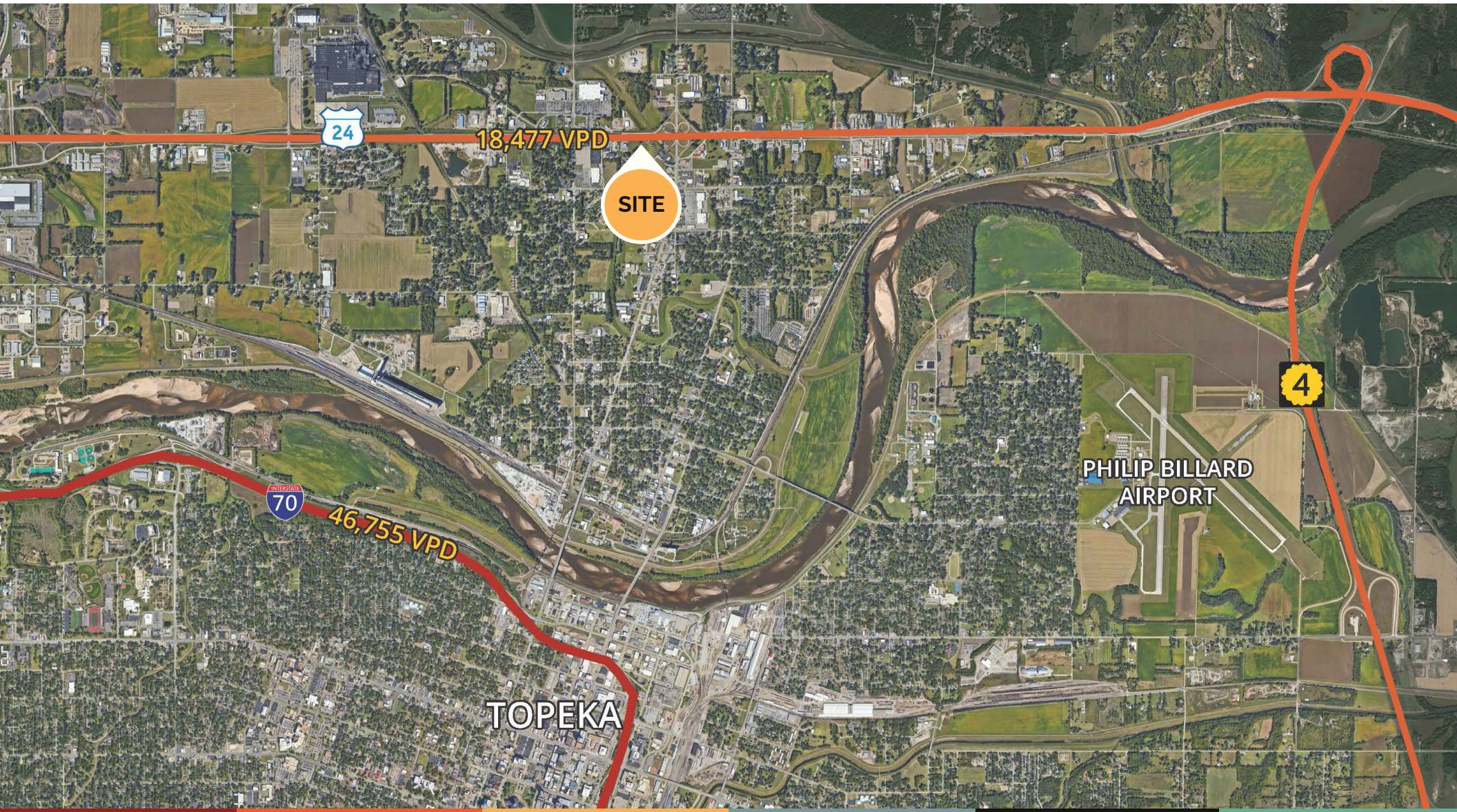
## NEIGHBORING TENANTS



# SITE ARIEL



# SITE AERIAL



# SITE PLAN

