

FOR LEASE

910 NW 25TH ST

Topeka, KS 66611

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PROPERTY DESCRIPTION

Retail strip center located in a high-traffic area of North Topeka.

HIGHLIGHTS

- Large parking lot with front door parking available.
- Local and national tenants within the center.
- High-traffic area with great daily traffic counts; 19,588^{+/-} VPD on Hwy 24 and 19,008^{+/-} VPD on Rochester Rd.
- Nearby large retailers include Walmart, Dillons (a regional division of Kroger Supermarkets), Club Car Wash, Sutherlands, Valvoline, and Aldi Grocery Store.

OFFERING SUMMARY

Lease Rate	To be negotiated
Building Size	17,960 ^{+/-} SF
Available Space	1,600 ^{+/-} - 4,846 ^{+/-} SF
Lot Size	184,940 ^{+/-} SF
Year Built	2006
Zoning	PUD, C3

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,274	10,107	31,394
Total Population	3,115	24,284	75,502
Average HH Income	\$79,975	\$74,243	\$74,704

Listed By:

MARK REZAC

Partner

785.228.5308

mark@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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SPACES	LEASE RATE	SPACE SIZE	EST. CHARGES/MO
Suite I	To be negotiated	1,600 ^{+/-} SF	\$1,282.67
Suite J	To be negotiated	1,760 ^{+/-} SF	\$1,410.93
Suite F	To be negotiated	4,846 ^{+/-} SF	\$3,884.88

Tenant is responsible for their pro-rata share of common area maintenance, real-estate taxes, owner's insurance, utilities, janitorial, and interior maintenance.

Landlord is responsible for roof and structural maintenance.

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