



PROPERTY DESCRIPTION

Check with agent before proceeding. Corner location in Thunderbird Shopping Center at SE 29th and Croco Rd. Across the street from Lake Shawnee and Bettis Sports Complex.

HIGHLIGHTS

- Great retail location surrounded by residential neighborhoods
- Open floor plan
- Busy traffic area; 6,700⁺⁻ VPD on SE 29th Street and 10,025⁺⁻ VPD on SE Croco Rd
- Neighbors; El Dorado Mexican Grille & Cantina, SERC Physical Therapy, Lakeside Liquor, The Eye Doctors, Complete Chiropractic, and Lings Express

OFFERING SUMMARY

Lease Rate	\$10.00 SF/yr
Building Size	19,865 ⁺⁻ SF
Available Space	1,900 ⁺⁻ SF
Lot Size	123,708 ⁺⁻ SF
Year Built	2006
Zoning	C2
Parking	Front door parking available
2025 RE Taxes	\$95,256.02

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 lessee should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

FOR LEASE

THUNDERBIRD SQUARE

3627 SE 29th St, Topeka, KS 66605

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC

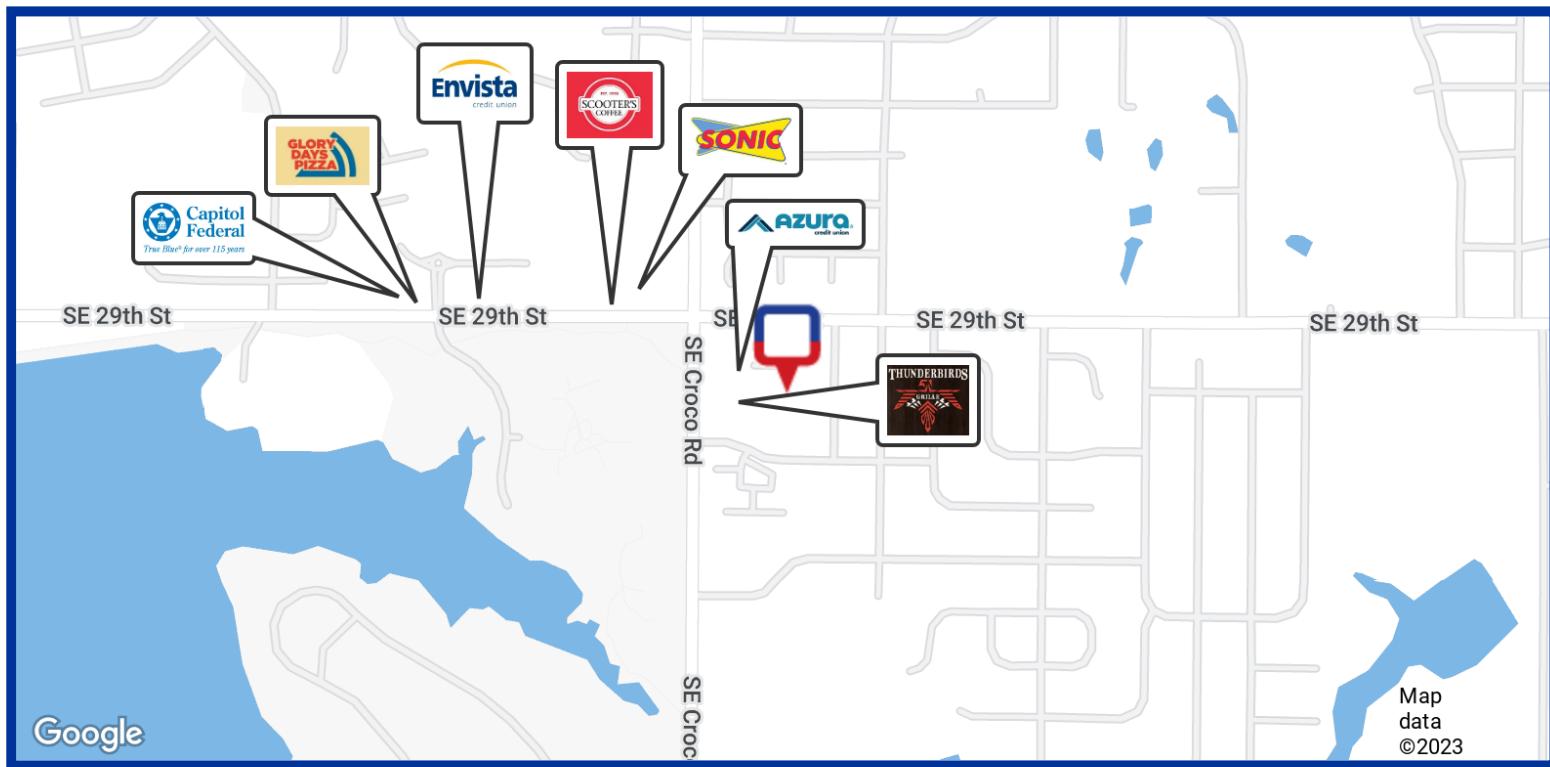


SPACES	SPACE SIZE	LEASE RATE	BASE RATE/MO	CHARGES/MO
#109	1,900 ⁺⁻ SF	\$10.00 SF/yr	\$1,583.33 SF/yr	\$1,280.92/mo

NNN Lease

Landlord pays for roof and structural maintenance.

Tenant pays janitorial, utilities, interior maintenance, pro-rata share of common area maintenance, shopping center insurance, and real estate taxes.



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