

GROCERY STORE & EXCESS LAND FOR SALE

Business In Operation – Do Not Disturb



3000 NW TOPEKA

3000 NW Topeka Boulevard, Topeka, Kansas



CATALYST
PROPERTY GROUP

PROPERTY HIGHLIGHTS



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 & 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



DEMOGRAPHICS

TOTAL POPULATION



1 Mile: 2,696
3 Mile: 18,240
5 Mile: 61,101

DAYTIME POPULATION



1 Mile: 3,648
3 Mile: 18,084
5 Mile: 80,445

AVG HH INCOME



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

NEIGHBORING TENANTS



SITE AERIAL



SITE PLAN

