

DEVELOPMENT FOR SALE/LEASE

2.4 AC PAD SITE READY FOR DEVELOPMENT



**WALMART/DILLONS
SHADOW ANCHORED PAD**

547 NW Hwy 24, Topeka, Kansas



CATALYSTPROPERTYGROUP.COM | 913-914-7010

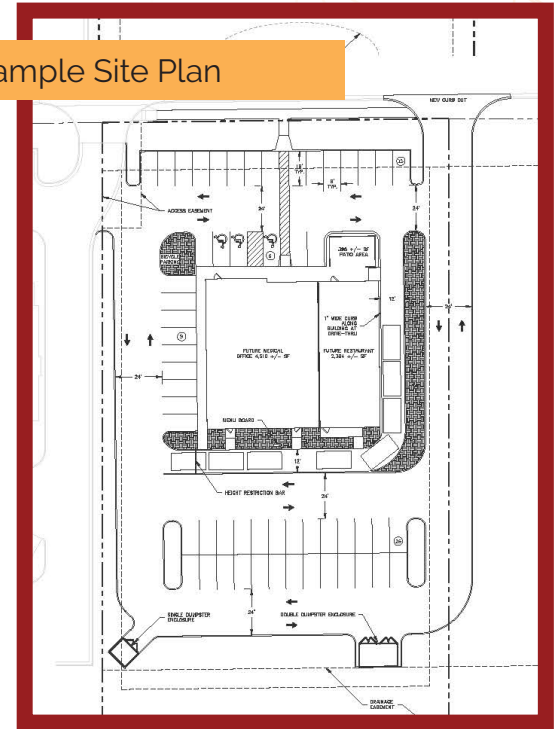
PARTNER **XTEAM**
RETAIL ADVISORS

PROPERTY HIGHLIGHTS

WHY YOU SHOULD CONSIDER...

- 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

Example Site Plan



DEMOGRAPHICS

TOTAL POPULATION

1 Mile: 3,679
3 Mile: 24,917
5 Mile: 76,114



DAYTIME POPULATION

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



AVG HH INCOME

1 Mile: \$ 78,690
3 Mile: \$ 76,239
5 Mile: \$ 80,078

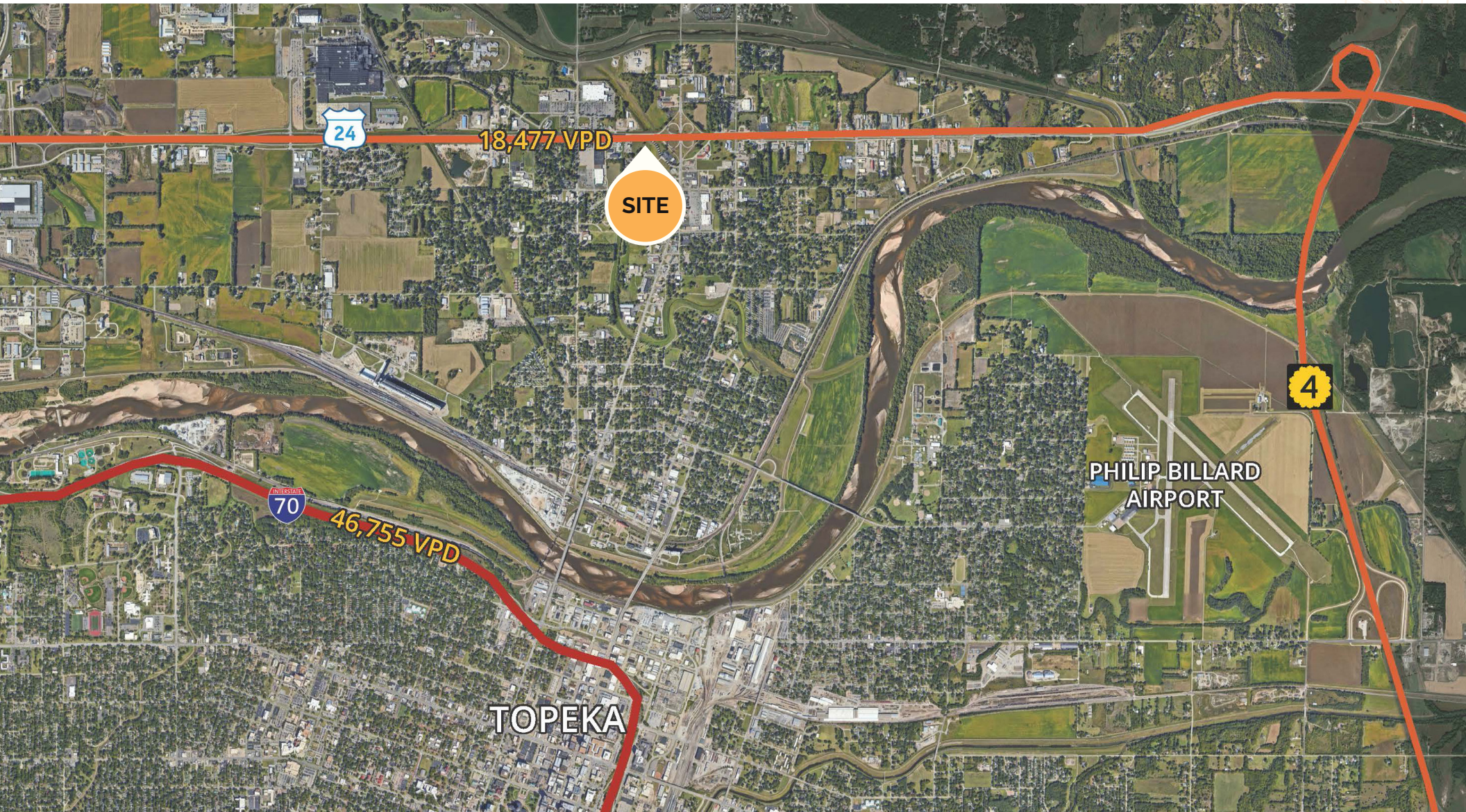


NEIGHBORING TENANTS

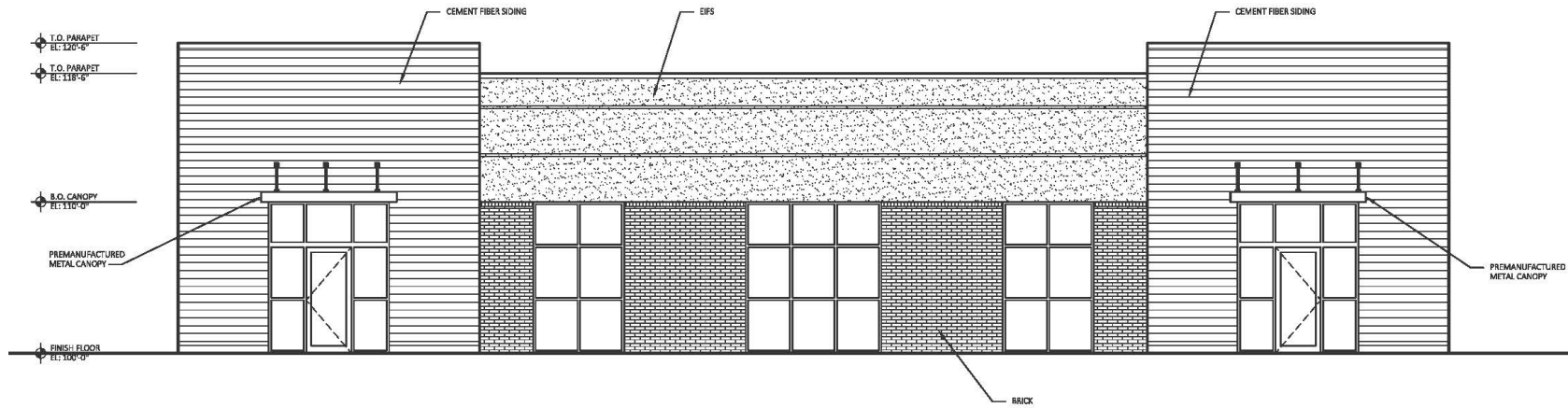




SITE AERIAL



SITE PLAN



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

