



3406 SW TOPEKA BLVD



TOPEKA, KS 66611

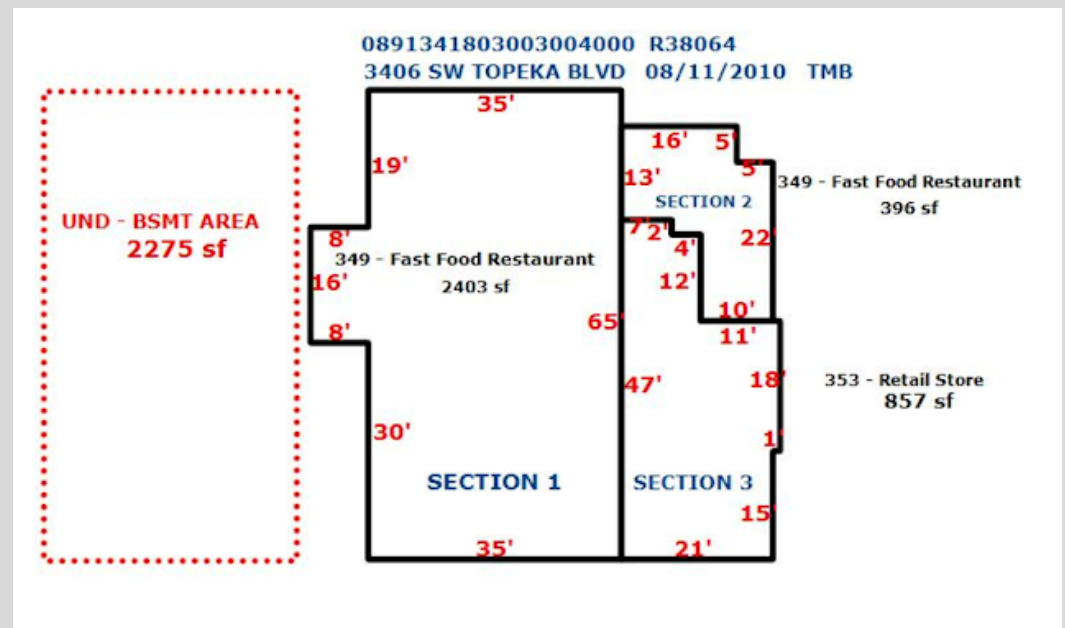


# PROPERTY INFORMATION



A photograph of a Pizza Hut restaurant building. The building is yellow with a brown roof. On the left, there is a tall sign with the Pizza Hut logo and a smaller sign below it that says "Wing Street". The entrance has a yellow awning with "Wing Street" written on it. To the right of the entrance, there is a section of the building with "Kids Hut" written in colorful letters. A large, rounded green bush is in front of the entrance. The building is surrounded by a green lawn and a parking lot. In the background, there is another building and a clear blue sky.

|               |                                              |
|---------------|----------------------------------------------|
| Address       | 3406 SW Topeka Blvd<br>Topeka, KS 66611      |
| Location      | On Corner of SW Topeka<br>Blvd & SW Croix St |
| List Price    | \$ 899,000                                   |
| Gross Lot SF  | 23,250 sf                                    |
| Stories       | 1                                            |
| Zoning        | Commercial                                   |
| Taxes (22/23) | \$ 28,989.04                                 |



# PROPERTY HIGHLIGHTS



ASKING PRICE \$ 899,000

1

## LOCATION

Strategic location in Topeka, providing easy access to I-470/I70. 3,656 SF of versatile main level commercial space. Robust growth and development in surrounding areas.

2

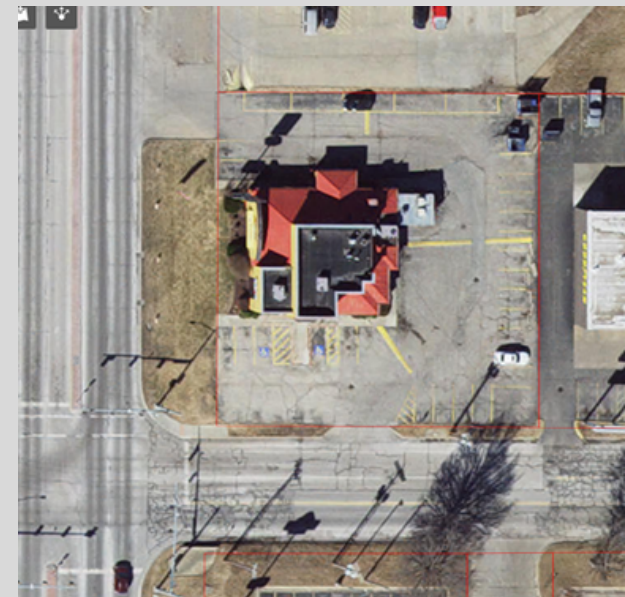
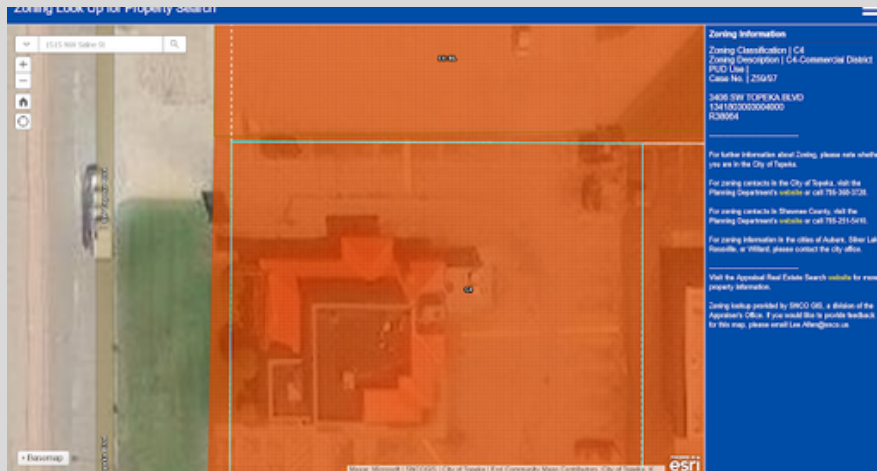
## TRAFFIC

Close proximity to multiple hotels, Walmart, I-470/I70. Located in a bustling commercial corridor, benefiting from high daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.

3

## SPACE

Type of Property: Restaurant  
Year Built: 1974 Upated in 1999  
Total Square Footage: 3656 sf  
Main Floor, 3656 sf  
Parking: 30 Parking Spaces  
Current Occupancy: Vacant  
Tenants: Previously Pizza Hut



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# PROPERTY DESCRIPTION



ASKING PRICE \$ 899,000

Located in a prime location in Topeka, Kansas, 3406 SW Topeka Boulevard is an exceptional commercial real estate opportunity. This property offers prospective buyers a unique chance to own a significant piece of Topeka's growing commercial landscape, on one of the highest traffic corners in the city. Located near the I470/I70 loop, the site has 7 day traffic, and is near several hotels and residential neighborhoods.





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# THE CITY OF TOPEKA



ASKING PRICE \$ 899,000

## LOCATION

Located on SW Topeka Blvd near residential neighborhoods, Mainline Printing commercial printing, multiple Hotels, and Walgreens. A diverse commercial area right off major highways.

## RECREATION

Located near several recreational establishments such as Crunch Fitness and The Foundry Event Center.

## TRANSPORTATION

Close proximity to industrial employers. Located in a bustling commercial corridor, benefiting from high daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.



## DEMOGRAPHICS



125,353  
POPULATION  
IN TOPEKA



\$57,541  
AVERAGE INCOME  
IN TOPEKA



122,000  
EMPLOYED  
IN TOPEKA



55,844  
HOUSEHOLDS  
IN TOPEKA

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# LOCATION MAP



ASKING PRICE \$ 899,000

## SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

Parks & Recs

Developments

Residential

Hospitals

Thoroughfare



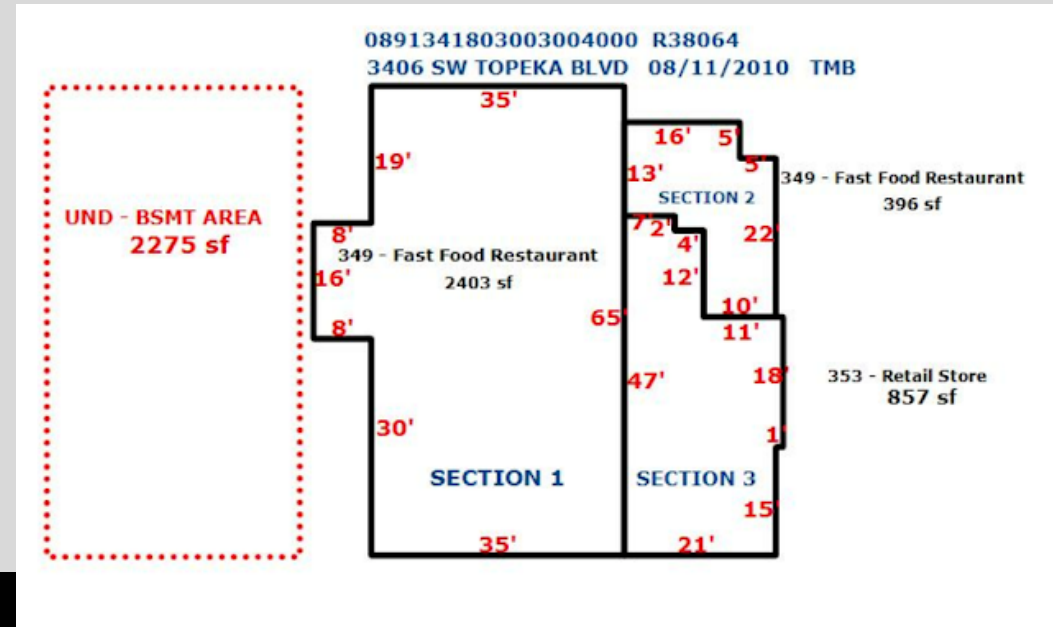
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# SITE MAP

LAYOUT



ASKING PRICE \$ 899,000





## CONTACT US

EXCLUSIVE BROKER

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