

FOR LEASE

NORTH TOPEKA NEW RETAIL

2.51 AC AVAILABLE FOR SALE, BTS OR GROUND LEASE

CALL FOR PRICING

US - 24 - 17,900 ADT

NW Elm Row Ave



547 Nw US 24 Hwy

Topeka, KS 66608

- 2.51 AC available in north Topeka
- Drive Thru potential
- High visibility on high traffic corridor
- Join major national retail brands including ALDI, Walmart Supercenter & Dillon's Grocery

For more information

VINCE HRJAPINS

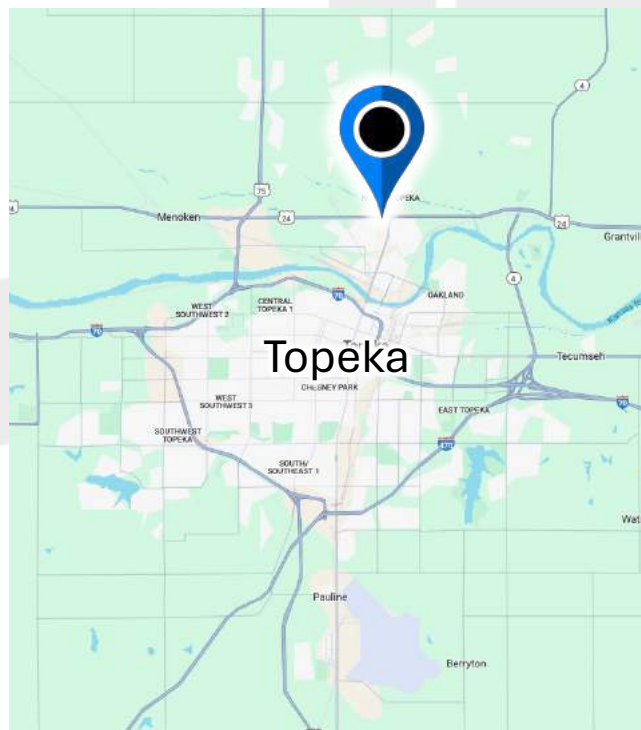
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JERRY ROBSON

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 **LEADERS**
REAL ESTATE

TOPEKA NEW RETAIL

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TRADE AREA

547 NW US 24 HWY, TOPEKA, KS 66608



New road improvements connect to NW Topeka Blvd



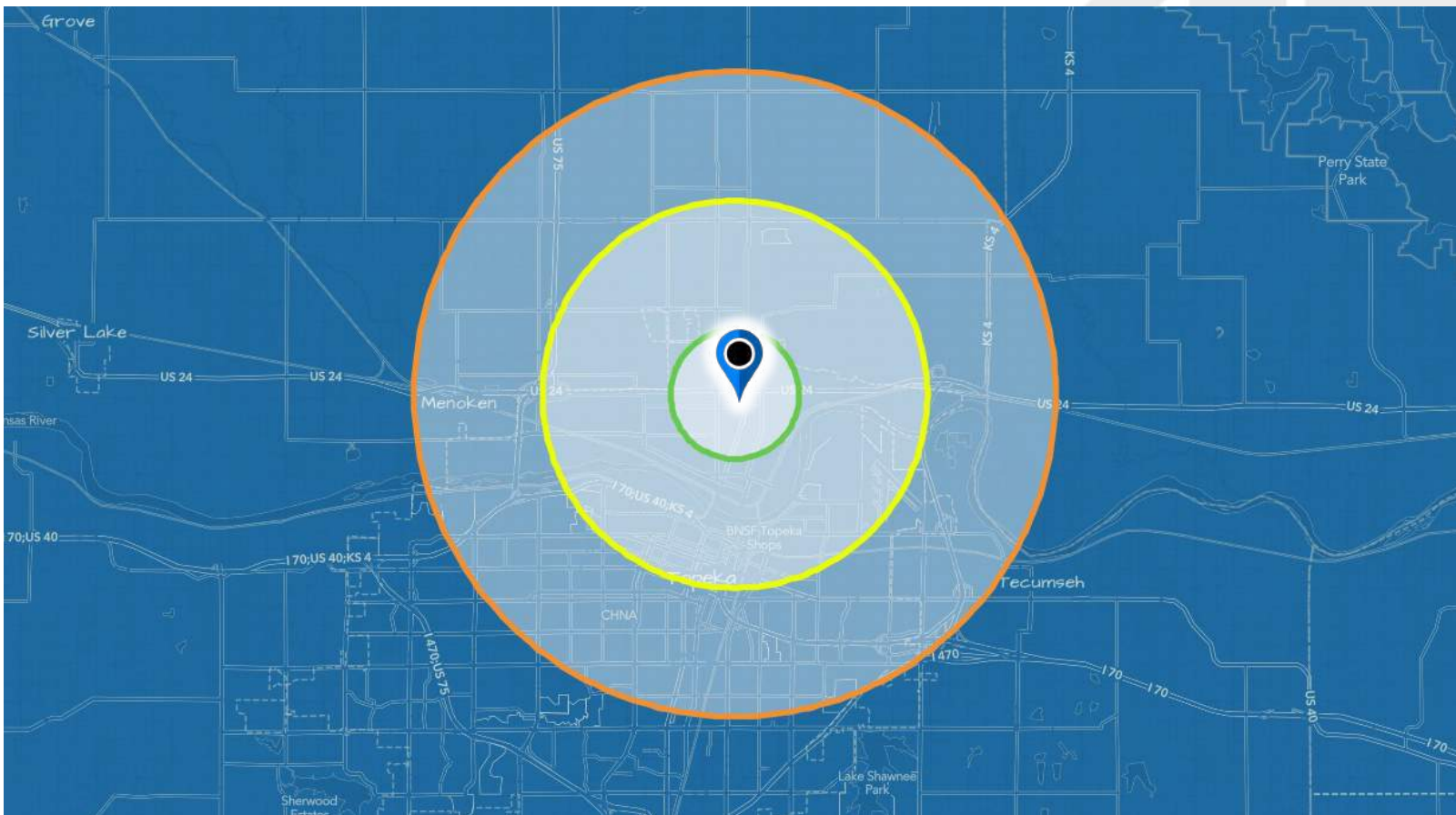
SITE

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DEMOGRAPHICS



Metrics

1 Mile

3 Miles

5 Miles

TOTAL POPULATION	3,833	24,531	74,333
DAYTIME POPULATION	4,962	43,701	92,667
AVERAGE HH INCOME	\$68,407	\$66,423	\$71,008
HOUSEHOLDS	1,584	10,345	31,003
HOUSEHOLD SIZE	2.36	2.31	2.29
MEDIAN AGE	39.8	40.1	38.7
AVERAGE HOME VALUE	\$138,469	\$178,275	\$187,677