

FOR SALE

6100 SW 10TH AVENUE

Topeka, KS 66615

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

This 5,144^{+/-} SF building, constructed in 2005, offers a modern and well-maintained space suitable for retail or a restaurant. Zoned C4, this property provides flexibility for a variety of commercial uses. Its strategic location in the Topeka area ensures high visibility and accessibility, attracting a steady flow of potential customers.

Currently operating as a Hooters Restaurant. Hooters to vacate.

OFFERING SUMMARY

Sale Price	\$1,900,000
Building Size	5,144 ^{+/-} SF
Lot Size	1.84 ^{+/-} Acres
Year Built	2005
Zoning	C4

PROPERTY HIGHLIGHTS

- Immediately off of the I-70 exit
- 47,000^{+/-} vehicles/day on I-70
- 26,000^{+/-} vehicles/day on Wanamaker Rd
- Two curb cuts for easy entry and exit
- Large, well-lit parking lot
- Lighted pylon sign, monument sign
- Outdoor patio
- 1,600^{+/-} hotel rooms within a mile of the property
- Located in a busy residential and national hotel/retail corridor along I-70 for Topeka and surrounding areas
- 10 miles from the Topeka Regional Airport and 5 miles from Downtown Topeka
- Near National Tenants like, Comfort Suites, Country Inn & Suites, Burger King, Hyatt Place, Home Depot, Dick's Sporting Goods, Best Buy, Walmart, Sam's Club, Lowe's, Menards, West Ridge Mall, and more

Listed By:

MARK REZAC

Partner

785.228.5308

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

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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