

# FOR LEASE RETAIL SPACE | HOLLIDAY SQUARE

3009 SW TOPEKA BLVD  
TOPEKA, KS 66611



## Tenants in Holliday Square

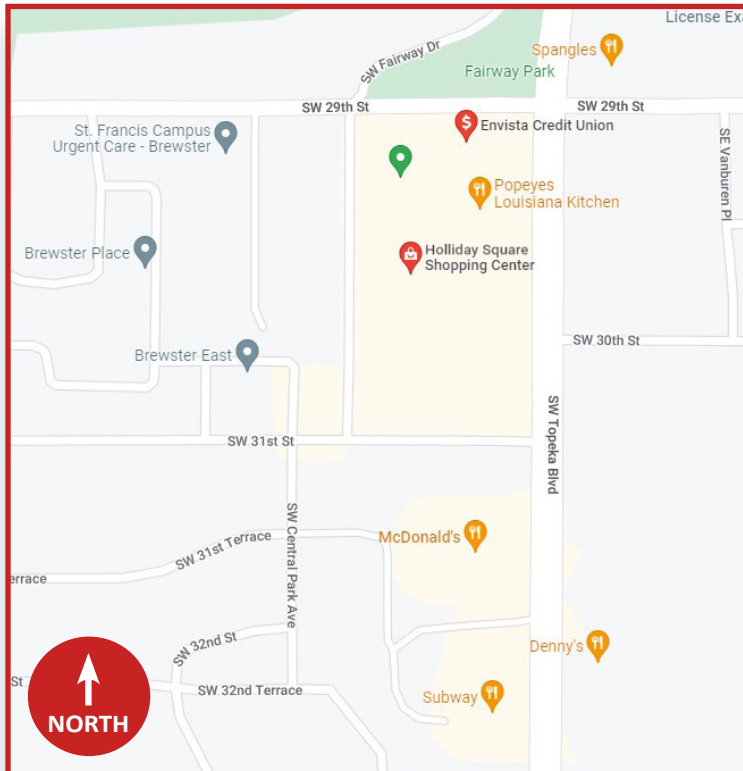
Popeyes Louisiana Kitchen  
Capp's Bike Shop & Fitness  
Phillips 66  
Crunch Fitness  
Envista Credit Union  
Vanderbilt's  
Scooter's Coffee  
CSL Plasma  
ARC Physical Therapy  
CoreFirst Bank & Trust  
Cyrus K's Liquor  
Kaw Valley Bank

Located at the SW corner of  
Topeka Blvd. & 29th St.

Quick access to I-470 and the  
Kansas Turnpike.

Close proximity to Rueger Ball  
Park, Washburn University,  
VA Medical Center, the National  
Guard and more.

## PROPERTY SUMMARY



LEASE RATE	\$7.50/SF/YR
ADDITIONAL CHARGES	\$9.61/SF/YR
AVAILABLE SPACE	2,238 <sup>+/-</sup> SF
BUILDING SIZE	19,188 <sup>+/-</sup> SF
LOT SIZE	1.78 <sup>+/-</sup> Acres
YEAR BUILT	1960
2024 R.E. TAXES	\$196,177.60
ZONING	PUD/C4
SIGNAGE	Signage on facade, visible from Topeka Blvd (Tenant responsibility with Landlord's approval)
PARKING	Plentiful
TRAFFIC COUNT	19,710 <sup>+/-</sup> VPD on Topeka Blvd 14,510 <sup>+/-</sup> VPD on 29th St.

**MARK REZAC**  
Partner | Agent  
Direct: 785.228.5308  
mark@kscommercial.com



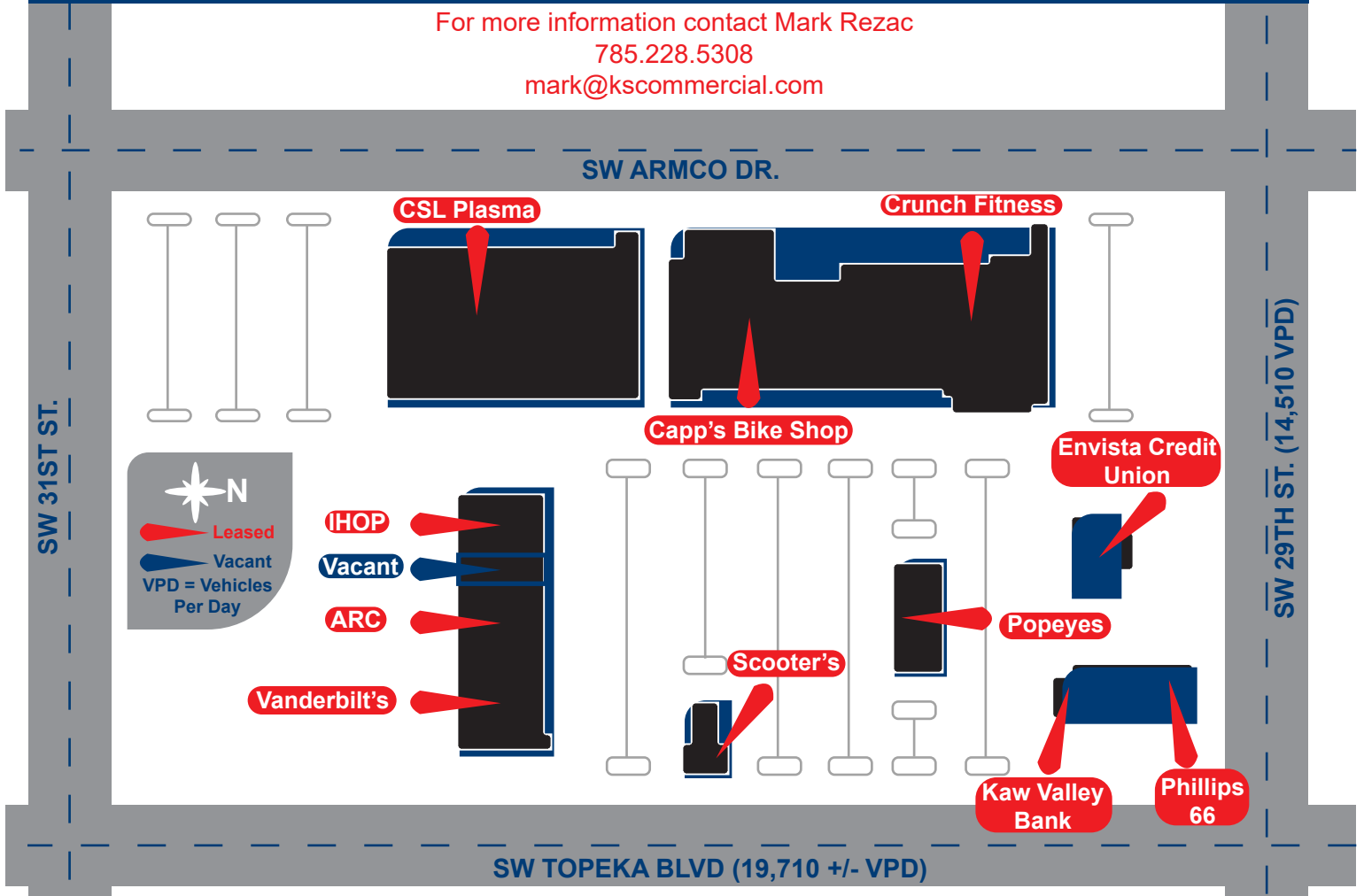
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SPACE AVAILABLE:	SIZE/SF:	RENT/SF/YR:	RENT/MO:	ADDITIONAL CHARGES/MO:	COMMENTS:
3009 SW Topeka Blvd. Suite 24	2,238 <sup>+/-</sup>	\$7.50	\$1,398.75	\$1,792.27	Space will be turned over to tenant as a Vanilla Shell, a great opportunity to make the space fit your needs.

## HOLLIDAY SQUARE SHOPPING CENTER

3001 SW Topeka Blvd.  
Topeka, KS 66611

For more information contact Mark Rezac  
785.228.5308  
mark@kscommercial.com



<b>LANDLORD PAYS:</b>	Roof and structural maintenance.
<b>TENANT PAYS:</b>	All operating expenses associated with the property, a pro-rata share of real estate taxes, common area maintenance and property insurance. All utilities, janitorial, and interior maintenance.
<b>LOCATION FEATURES:</b>	Established retail center that offers good neighborhood demographics and local tenants attracting traffic to the center. Available space is near ARC Physical Therapy and the new IHOP coming Q1 2023. Other tenants include: Vanderbilts, Scooter's Coffee, Popeyes, Capp's Bike Shop, and Crunch Fitness.
<b>BUILDING FEATURES:</b>	Well known retail strip center with ample parking & and high traffic count on Topeka Blvd.