

RETAIL DRIVE-THRU AVAILABLE
TOPEKA, KANSAS



2,013 SF BUILDING (FORMER BANK) WITH DRIVE THRU

1241 SW GAGE BLVD, TOPEKA, KS 66604

913 914 7010
7121 West 79th Street
Overland Park, KS 66204

www.elevatepropertyadvisors.com



PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- 2,013 SF free standing building with drive thru
 - can be easily adapted for a new user
- Full span basement included in base rent
- Can be demolished and redeveloped for the right tenant
- Corner lot at a fully signalized intersection.
- Great traffic counts of 19,282 on Gage Blvd and 8,209 VPD on Huntoon



AREA DEMOGRAPHICS

Total Population



1 Mile:	9,972
3 Mile:	67,265
5 Mile:	124,733

Daytime Population



1 Mile:	3,561
3 Mile:	60,654
5 Mile:	83,511

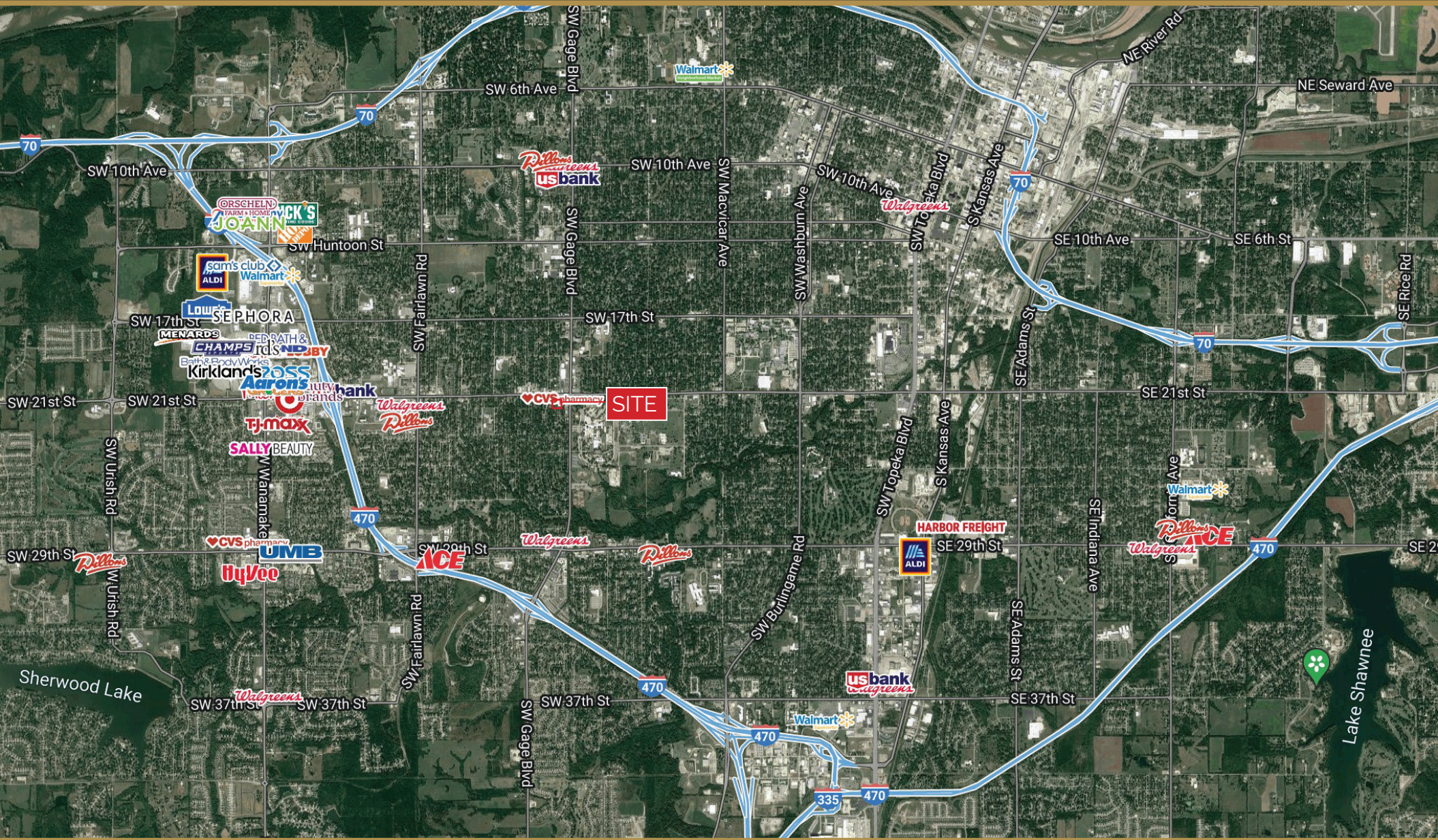
Avg. HH Income



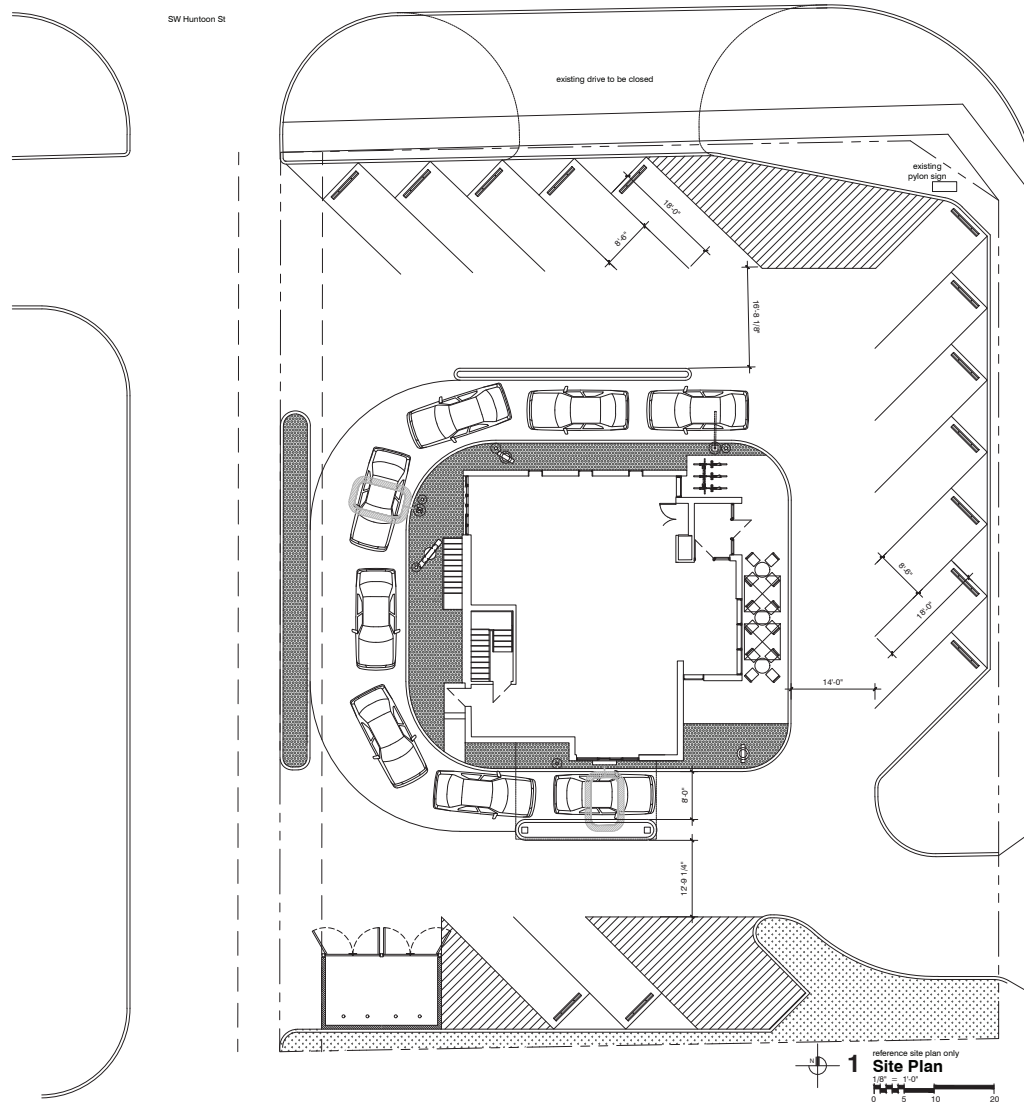
1 Mile:	\$85,166
3 Mile:	\$67,595
5 Mile:	\$72,692



MARKET AERIAL



SITE PLAN



new single tenant remodel Drive Thru

1241 SW Gage Blvd
Topeka, Kansas

Summary

Site Area
≈ 17,500 sf
Gross Building Area
≈ 2,000 gross (main level only)
Parking
Provided: 14 stalls (1 disabled)
Ratio: 0.78 spaces / 1,000 sf

