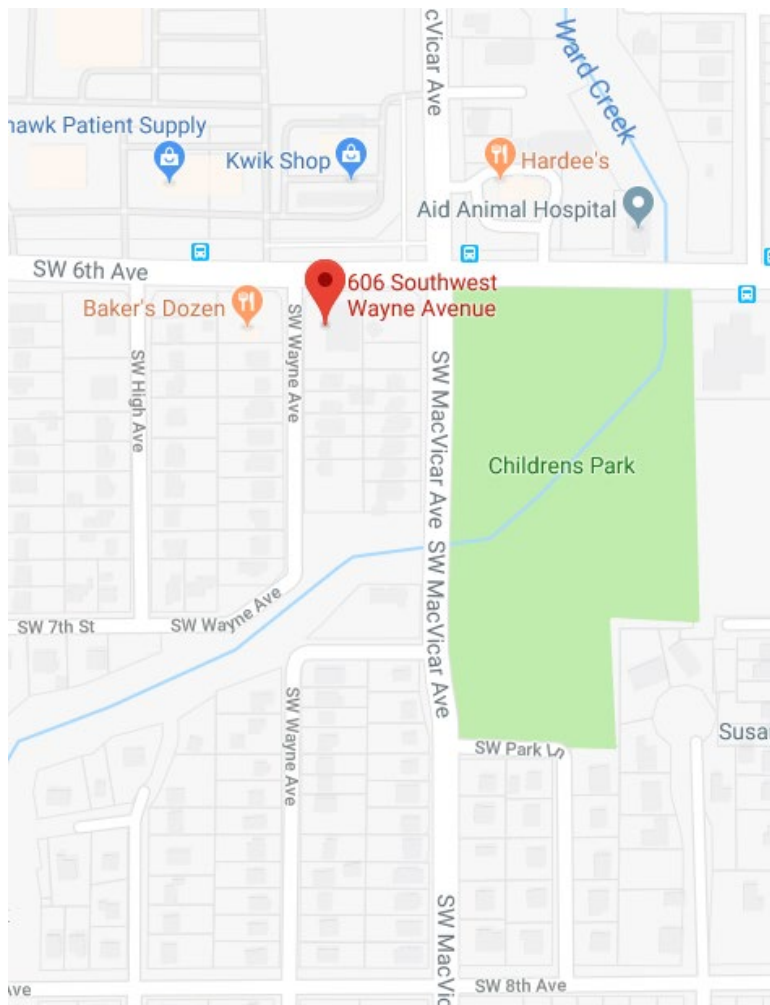


FOR LEASE | RETAIL OR OFFICE SPACE
606 SW WAYNE AVE | TOPEKA, KS 66606



PROPERTY SUMMARY

LEASE RATE	\$500 - \$800/month
ADDITIONAL CHARGES	NA
AVAILABLE SPACE	300 - 1,000 ^{+/-} SF
BUILDING SIZE	4,800 ^{+/-} SF
LOT SIZE	15,937 SF 0.37 ^{+/-} acres
YEAR BUILT	1966
ZONING	C-4
SIGNAGE	Pole signage
TRAFFIC COUNTS	14,695 ^{+/-} VPD

EXCLUSIVELY LISTED BY:

BRADY LUNDEEN
Agent

Direct: 785.228.5303
brady@kscommercial.com



SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:	COMMENTS:
2517 SW 6 th Ave:	300 ^{+/-}	\$20.00	\$500.00	NA	Retail or office space with 6 th Ave store front entrance and windows. Three water/sink hookups, private restroom and storage closet.
2517 SW 6 th Ave:	700 ^{+/-}	\$12.85	\$750.00	NA	Retail or office space with 6 th Ave store front entrance and windows. Open floor plan with restroom.
610 SW Wayne Ave:	1,000 ^{+/-}	\$9.60	\$800.00	NA	Former Back Door bar. Open floor plan with office and restroom.

LANDLORD PAYS: Landlord pays base year real estate taxes and property insurance, and roof/structural maintenance.

TENANT PAYS: Tenant pays janitorial, utilities, and minor interior maintenance expenses.

BUILDING FEATURES: Retail strip center with showroom windows and front door parking.

LOCATION FEATURES: Located on the corner of Wayne Avenue and SW 6th Avenue across from Kwik Shop. Busy intersection to the east at SW MacVicar Avenue and SW 6th Avenue.

