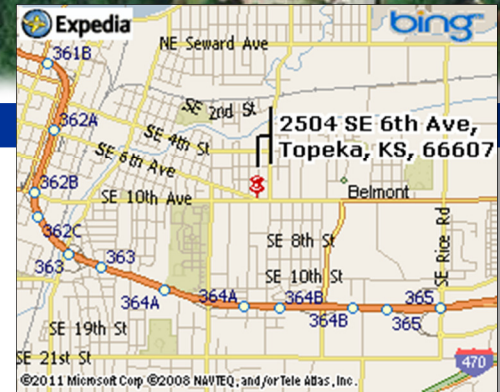


FOR SALE: CORNER PARCEL OF LAND

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC



PROPERTY: 2504 SE 6TH AVENUE, TOPEKA, KS 66607

SALES PRICE: \$69,900 Cash at closing
LOT SIZE: 19,602[±] sq. ft.
ZONING: X-1, allows for variety of mixed uses
GAS/ELECTRIC: Westar Energy/Kansas Gas Service
WATER: City of Topeka
TRAFFIC COUNT: 11,555 cars per day at the corner of Golden and 6th Avenue

2015 DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	5,856	52,570	99,173
MEDIAN HOUSEHOLD INCOME:	\$25,702	\$33,316	\$38,852
TOTAL DAYTIME WORK POPULATION:	5,117	77,952	134,099

LOCATION FEATURES: Excellent 6th Street frontage with access from SE Golden and Gray St. The property can be found at the V-intersection of 6th and 10th Street in East Topeka. Quick access to Kansas highway system via California to I-70. Dollar General and Family Dollar occupy the southwest and northeast corners of this busy intersection. Great site for the right retailer.

[LEARN MORE](#)

ED ELLER | Partner

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