

City: **Topeka**

Property Type: **Retail**



KWIK SHOP 2277 SW 10th Ave, Topeka, KS 66604

Type Retail TotalSqFt **2,107** Class B Sector MT Zoning C-2 COMMERCIAL

Agent: **Rezac, Mark**

Note Convenience Store; Built 1979; 2016 R.E. Taxes \$7,914.04

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2277 SW 10th	LEASE	2,107	\$11.00	\$4.06	\$15.06		NNN-RS	Former convenience store. Canopy, pumps, and tanks will be removed.
	RETAIL		\$1,931	\$713	\$2,644			
2277 SW 10th	SALE	2,107				\$150,000	Cash	Former convenience store. Canopy, pumps, and tanks will be removed.
	RETAIL					\$71.19		



Seabrook Shopping Center Gage Blvd (NW Corner) SW 21st St, Topeka, KS 66

Type Retail TotalSqFt **73,083** Class B Sector W Zoning C-4 COMMERCIAL, R1

Agent: **Rezac, Mark**

Note Grocery anchored strip center. Great visibility and traffic count; 2016 RE Taxes \$131,400.68

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1917 & 1919 SW Gage Blvd (Sub-lease)	LEASE	3,254	\$6.50	\$3.37	\$9.87		NNN-R-S	North end cap at Seabrook Shopping Center. Former US Maratial Arts space. Open floor plan and ready for retail or
US Martial Arts	OFFICE		\$1,763	\$914	\$2,676			
1917 & 1919 SW Gage Blvd (Sub-lease)	LEASE	3,254	\$6.50	\$3.37	\$9.87		NNN-R-S	North end cap at Seabrook Shopping Center. Former US Maratial Arts space. Open floor plan and ready for retail or
US Martial Arts	RETAIL		\$1,763	\$914	\$2,676			



Shawnee Plaza 1707 SE 29th St, Topeka, KS 66605

Type Retail TotalSqFt **9,600** Class B Sector SE Zoning C-2 COMMERCIAL

Agent: **Rezac, Mark**

Note Built 1989; 2016 RE Taxes \$20,234.56

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1707 SE 29th St Suite 500	LEASE	1,200	\$8.00	\$4.80	\$12.80		NNN-RS	West side of Cash 2 Go. Open floor plan.\$20/mo trash service fee, invoiced for water and trash
foot1	RETAIL		\$800	\$480	\$1,280			
1707 SE 29th Street Suites 300 and 400	LEASE	2,400	\$8.00	\$4.80	\$12.80		NNN-RS	Combination of 2 suites in the middle of the Center. Open floor plan. \$20/mo trash service fee, invoiced for water and
Former SERC	RETAIL		\$1,600	\$960	\$2,560			
1707 SE 29th Street Suites 300 400 500	LEASE	3,600	\$8.00	\$4.80	\$12.80		NNN-RS	Combination of 3 suites in the middle of the Center. 29th Street visibility. Open floor plan with many possibilities.
	RETAIL		\$2,400	\$1,440	\$3,840			
1707 SE 29th Street	SALE	10,000				\$650,000	cash at closi	Need to talk to agent.
	Retail	Retail, RetailNeigh				\$65.00		



Thunderbird Shopping Center 3627 SE 29th St, Topeka, KS 66605

Type Retail TotalSqFt **19,865** Class B Sector SE Zoning C-2 COMMERCIAL

Agent: **Rezac, Mark**

Note Retail center at SE corner of 29th and Croco Rd., Built 2006; 2.83+/- acres 2016 RE Taxes \$81,440.86

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
3627 SE 29th Street suite 113	LEASE	1,200	\$13.00	\$6.86	\$19.86		NNN-RS	Hearing Aid store has vacated. Next to Ling's and Lenahan's.
foot1	RETAIL		\$1,300	\$686	\$1,986			
3627 SE 29th Suite 106	LEASE	1,300	\$13.00	\$6.86	\$19.86		NNN-RS	Open floor plan with two restrooms. Between the Liquor Store and SERC Physical Therapy.
Former Ice & Olives	RETAIL		\$1,408	\$743	\$2,152			



Foxcross Shopping Center Wanamaker Rd (SE CORNER) SW 29th St, Topeka, K

Type Retail TotalSqFt **32,721** Class B Sector SW Zoning C-4 COMMERCIAL; PUD

Agent: **Rezac, Mark**

Note Anchoring south end of the Wanamaker Corridor this center provides high traffic exposure, easy access to I-470, and quality residential housing surrounds the area; 2016 RE Taxes \$118,960.72

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2940 SW Wanamaker Suite 160	LEASE	4,255	\$12.00	\$6.01	\$18.01		NNN-RS	Former Fashion Exchange at Foxcross Shopping Center. Next to Pella Windows.
	RETAIL		\$4,255	\$2,131	\$6,386			

KANSAS COMMERCIAL PROPERTY LISTINGS



WHITE LAKES PLAZA STRIP 921 SW 37th Terr, Topeka, KS 66611

Type Retail TotalSqFt 14,848 Class B Sector S Zoning C-4 COMMERCIAL

Agent: Lundeen, Brady

Note Strip Store Built 1972
2016 RE Taxes \$21,194.30

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
911 SW 37th St, Suite E	LEASE	1,200	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open area with one office/storage room. Men's and women's restrooms.
	OFFICE		\$850	\$0	\$850		
911 SW 37th St, Suite E foot1	LEASE	1,200	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open area with one office/storage room, and men's and women's restrooms.
	RETAIL		\$850	\$0	\$850		
911 SW 37th St, Suite D	LEASE	1,600	\$8.50	\$0.00	\$8.50		G-J-U-IM
	OFFICE		\$1,133	\$0	\$1,133		
921 SW 37th St, Suite A	LEASE	1,600	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open office or retail area. Two offices, men's & women's restrooms, storage, and kitchenette.
	RETAIL		\$1,133	\$0	\$1,133		
911 SW 37th St, Suite D	LEASE	1,600	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open area with men's and women's restrooms.
	RETAIL		\$1,133	\$0	\$1,133		
921 SW 37th St, Suite A	LEASE	1,600	\$8.50	\$0.00	\$8.50		G-J-U-IM Large open office or retail area. Two offices, men's & women's restrooms, storage, and kitchenette.
	OFFICE		\$1,133	\$0	\$1,133		
921 SW 37th St, Suite C	LEASE	2,000	\$8.50	\$0.00	\$8.50		G-J-U-IM 6 to 8 offices with reception, 2 restrooms, and storage.
	RETAIL		\$1,417	\$0	\$1,417		
921 SW 37th St, Suite C	LEASE	2,000	\$8.50	\$0.00	\$8.50		G-J-U-IM 6 to 8 offices with reception, 2 restrooms, and storage.
	OFFICE		\$1,417	\$0	\$1,417		
911 SW 37th St, Suite A, B, & C	LEASE	4,500	\$8.50	\$0.00	\$8.50		G-J-U-IM 2,000 sq.ft. bullpen area with 2 large rooms, private office/reception, men's and women's restrooms and break
	RETAIL		\$3,188	\$0	\$3,188		
911 SW 37th St, Suite A, B, & C	LEASE	4,500	\$8.50	\$0.00	\$8.50		G-J-U-IM 2,000 sq.ft. bullpen area with 2 large rooms, private office/reception, men's and women's restrooms and break
	OFFICE		\$3,188	\$0	\$3,188		
911 SW 37th St, entire building	LEASE	7,424	\$8.50	\$0.00	\$8.50		G-J-U-IM Freestanding office building, Large open areas, showroom windows, covered walk way at entrance. 40+/- parking spaces.
	RETAIL		\$5,259	\$0	\$5,259		
911 SW 37th Combination	LEASE	9,000	\$8.50	\$0.00	\$8.50		G-J-U-IM Combination of two buildings. Entire 911 bldg as well as some SF in the 921 bldg.
	RETAIL		\$6,375	\$0	\$6,375		
911-921 SW 37th St, White Lakes Plaza Stri	SALE	14,848				\$550,000	Cash Two freestanding office buildings include large open areas, showroom windows, covered walk way at entrance. 75 +/-
	OFFICE					\$37.04	
911-921 SW 37th St, White Lakes Plaza Stri	SALE	14,848				\$550,000	Cash Two freestanding office buildings include large open areas, showroom windows, covered walk way at entrance. 75 +/-
	RETAIL					\$37.04	



115 SE 6th Ave, Topeka, KS 66603-3505

Type Retail TotalSqFt 5,135 Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Rezac, Mark

Note Year Built: 1880; Downtown Row- Type Store; 2016 RE Taxes \$4,204.92

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
115 SE 6th	LEASE	3,135	\$5.74	\$0.00	\$5.74		G-J-U-IM There is approximately 1,200 sq. ft. of mezzanine at the back half of the space. Open floor plan with hardwood floors
	RETAIL		\$1,500	\$0	\$1,500		



STANLEY FLOWERS 1300 SW 6th Ave, Topeka, KS 66606

Type Retail TotalSqFt 10,950 Class B Sector MT Zoning X1

Agent: Rezac, Mark

Note Built 1957; 2016 RE Taxes: \$12,228.72;

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
1300 SW 6th	SALE	10,950				\$275,000	Cash Property, formerly Stanley Flowers, features retail store and greenhouse (1,380+/- sf).
	OFFICE					\$25.11	
1300 SW 6th	SALE	10,950				\$275,000	Cash Property, formerly Stanley Flowers, features retail store and greenhouse (1,380+/- sf).
	RETAIL					\$25.11	



Johnny Carinos, formerly 6130 SW 6th Ave, Topeka, KS 66615

Type Retail TotalSqFt 6,668 Class A Sector W Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note Built 2005; 2016 RE Taxes: \$61,559.32

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
6130 SW 6th Street	SALE	6,722				\$599,000	Cash Former Johnny Carinos restaurant ready for a change in use. The site consists of 1.46 acres and is the front pad at the
Former Johnny Carinos	OFFICE					\$89.11	
6130 SW 6th St	SALE	6,722				\$599,000	Cash Price Reduced. The site consists of 1.46 acres and is the front pad at the entrance to a proposed 150,000 square feet open
	RETAIL					\$89.11	

Main: 785.272.2525
www.kscommercial.com

Mike Morse | 785.228.5304 | mike@kscommercial.com
Mark Rezac | 785.228.5308 | mark@kscommercial.com
Ed Eller | 785.228.5302 | ed@kscommercial.com
Steve Wieser | 785.228.5307 | steve@kscommercial.com
Brady Lundeen | 785.228.5303 | brady@kscommercial.com

* - (TERMS) G=Gross, NNN=Triple Net. ADJUSTMENTS INCLUDE:
J=Janitorial,U=Utilities, IM=Interior Maintenance, R=Roof Repairs and Replacement,
S=Structural Repairs, CAM =Common Area Maintenance, T=Taxes, I=Insurance,
All Property information 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.



Gizmo Pictures 112 SE 8th Ave, Topeka, KS 66603

Type Retail TotalSqFt 17,416 Class C Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note 2016 RE Taxes \$44,576.02; Constructed in 1888 this beautiful four-story limestone building is listed on the Topeka historic register. Located downtown, I-70 access within a 2 minute drive in the BID District

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
112 SE 8th St, 2nd Floor North	LEASE	2,102	\$14.00	\$0.00	\$14.00		G-J,IM	Awesome space in DT Topeka, with 8' classic windows on 3 sides, 14' ceilings, wood floors, break area and reception.
	OFFICE		\$2,452	\$0	\$2,452			
112 SE 8th St, 2nd Floor South	LEASE	2,359	\$14.00	\$0.00	\$14.00		G-J,IM	Awesome space in DT Topeka, with high ceilings, huge windows, multiple offices, break area with kegerator, cube
	OFFICE		\$2,752	\$0	\$2,752			
112 SE 8th St, 3rd Floor South	LEASE	2,424	\$16.00	\$0.00	\$16.00		G-J,IM	One of the Coolest spaces in DT! Capitol views, huge windows on 3 sides, 15' ceilings, wood
	OFFICE		\$3,232	\$0	\$3,232			
112 SE 8th St, 2nd Floor	LEASE	5,000	\$13.00	\$0.00	\$13.00		G-J,IM	Awesome space in DT Topeka, with 14' ceilings, huge windows on 4 sides, multiple offices, wood floors, coffee shop on main
	OFFICE		\$5,417	\$0	\$5,417			
112 SE 8th St	SALE	25,808				\$1,100,000		Fully Remodeled in 2011.
	OFFICE					\$42.62		Historic Property eligible for 45% tax credits for



SHIMER PET/BEAUTY SHOP 2720 SE California Ave, Topeka, KS 66605

Type Retail TotalSqFt 4,500 Class C Sector SE Zoning C-4 COMMERCIAL

Agent: Lundeen, Brady

Note Built 1986

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2720 SE California	LEASE	4,500	\$3.20	\$2.39	\$5.59		NNN-RS	Retail on California Ave. Could be multiple tenant building. Possible hair salon on the north side.
	RETAIL		\$1,200	\$896	\$2,096			
2720 SE California	SALE	4,500				\$150,000	Cash	Retail on California Ave. Could be multiple tenant building.
	RETAIL					\$33.33		



Fairlawn Village 901 SW Fairlawn Rd, Topeka, KS 66606

Type Retail TotalSqFt 19,240 Class B Sector W Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note 2016 RE Taxes \$17,493.06; This strip center includes 2 parcels and 2 buildings. It has served as a neighborhood strip center since 1986.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
901 SW Fairlawn Suite 151	LEASE	1,025	\$7.00	\$4.50	\$11.50		NNN-RS	Retail or office flex space along Fairlawn Rd. Open floor plan with many possibilities. Water fee is included in the CAM.
	RETAIL		\$598	\$384	\$982			
923 SW Fairlawn Suite 161	LEASE	1,145	\$7.00	\$4.50	\$11.50		NNN-RS	Currently built out with 2 offices, work room and a reception area. Easily remodeled. Space can be retail or office flex
	RETAIL		\$668	\$429	\$1,097			
923 SW Fairlawn Suite 131	LEASE	1,353	\$7.00	\$4.50	\$11.50		NNN-RS	Retail or office flex space along Fairlawn Rd. Open floor plan. Water fee is included in the CAM.
	RETAIL		\$789	\$507	\$1,297			
901 SW Fairlawn Suite 141	LEASE	1,573	\$7.00	\$4.50	\$11.50		NNN-RS	Former hair salon. Busy location on Fairlawn Rd.
	RETAIL		\$918	\$590	\$1,507			



Larocca Pizzeria/Strip Center 3100 SW Gage Blvd, Topeka, KS 66614

Type Retail TotalSqFt 5,636 Class C Sector W Zoning C-4 COMMERCIAL

Agent: Lundeen, Brady

Note 2016 RE Taxes \$8,885.78; Built 1966, Neighborhood Strip Center

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
4155 SW Twilight Dr.	LEASE	800	\$12.00	\$0.00	\$12.00		G-J-U-IM	Open retail space with large front window, street signage, restroom, storage space with wash basin and rear entry/exit,
	RETAIL		\$800	\$0	\$800			
4155 SW Twilight Dr. foot1	LEASE	800	\$12.00	\$0.00	\$12.00		G-J-U-IM	Open retail space with large front window, street signage, restroom, storage space with wash basin and rear entry/exit,
	OFFICE		\$800	\$0	\$800			



HOT JAVA / STRANDTZ HAIR 3343 SW Gage Blvd, Topeka, KS 66614

Type Retail TotalSqFt 3,520 Class B Sector SW Zoning PUD PLANNED UNIT DEVE

Agent: Lundeen, Brady

Note Strip Store, built 1978

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
3349 SW Gage Blvd	LEASE	1,120	\$7.00	\$3.00	\$10.00		NNN-RS	Open floor plan with restroom, two main entry doors, and a rear exit. South endcap space. Landlord will build to suit for a
	RETAIL		\$653	\$280	\$933			



HOLSTERS & MORE 518 NW Gordon St, Topeka, KS 66608

Type Retail TotalSqFt 1,008 Class B Sector N Zoning X-1

Agent: Eller, Ed

Note 2016 RE Taxes: \$2,341.82; Built 1978

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
518 NW Gordon	LEASE	1,008	\$9.52	\$0.00	\$9.52		G-J-U-IM
	RETAIL		\$800	\$0	\$800		
518 NW Gordon	LEASE	1,008	\$9.52	\$0.00	\$9.52		G-J-U-IM
	INDUSTRIAL		\$800	\$0	\$800		
518 NW Gordon	SALE	1,008				\$74,500	
	INDUSTRIAL					\$73.91	
518 NW Gordon	SALE	1,008				\$74,500	
	RETAIL					\$73.91	
518 NW Gordon	SALE	40,873				\$74,500	
	LAND					\$1.82	



Gage Village 4002 SW Huntoon Street, Topeka, KS 66604

Type Retail TotalSqFt 15,344 Class B Sector W Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note 2016 RE Taxes \$37,194.16; Built 1973

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4028 SW Huntoon	LEASE	1,250	\$8.00	\$3.85	\$11.85		
Former Monir	RETAIL		\$833	\$401	\$1,234		
4008 SW Huntoon	LEASE	1,674	\$8.00	\$3.85	\$11.85		NNN-RS
Former Kirby Vacuum	RETAIL		\$1,116	\$537	\$1,653		
4036 SW Huntoon	LEASE	2,240	\$9.00	\$3.85	\$12.85		NNN-RS
Former Billy Vanilly	RETAIL		\$1,680	\$719	\$2,399		
4010 & 4012 SW Huntoon	LEASE	2,408	\$7.50	\$3.85	\$11.35		NNN-RS
Pinned	RETAIL		\$1,505	\$773	\$2,278		



2861 S Kansas Ave, Topeka, KS 66611

Type Retail TotalSqFt 13,988 Class C Sector S Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Strip Shopping Center in the middle of redevelopment

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2847 S Kansas Ave Suite A	LEASE	1,648	\$8.50	\$2.50	\$11.00		NNN-RS
	RETAIL		\$1,167	\$343	\$1,511		
2864 S Kansas Ave	LEASE	2,755	\$8.71	\$2.50	\$11.21		NNN-RS
	RETAIL		\$2,000	\$574	\$2,574		
2847 S Kansas Ave Suite C & D	LEASE	3,342	\$8.50	\$2.50	\$11.00		NNN-RS
	RETAIL		\$2,367	\$696	\$3,064		
2847 S Kansas Ave Suites A B C	LEASE	5,218	\$8.50	\$2.50	\$11.00		NNN-RS
	RETAIL		\$3,696	\$1,087	\$4,783		
2847 S Kansas Ave	LEASE	6,866	\$8.50	\$2.50	\$11.00		NNN-RS
	RETAIL		\$4,863	\$1,430	\$6,294		



715 S Kansas Ave, Topeka, KS 66603

Type Retail TotalSqFt 8,567 Class B Sector DT Zoning C-5 COMMERCIAL

Agent: Rezac, Mark

Note Downtown Row-Type Store; 3-story building; Built 1930; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
715 S. Kansas Ave. 2nd Fl. East	LEASE	1,357	\$16.00	\$0.00	\$16.00		G-J-U
	OFFICE		\$1,809	\$0	\$1,809		
715 S. Kansas Ave. 2nd Fl. West	LEASE	1,515	\$14.00	\$0.00	\$14.00		G-J-U
	OFFICE		\$1,768	\$0	\$1,768		
715 S Kansas	LEASE	3,250	\$12.00	\$0.00	\$12.00		G-J-U-IM
Former New City Café	RETAIL		\$3,250	\$0	\$3,250		



720 S Kansas Ave, Topeka, KS 66603

Type Retail TotalSqFt **14,400** Class C Sector DT Zoning C-5 COMMERCIAL

Agent: Morse, Mike

Note Downtown Row; Located in BID District.

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
720 S Kansas Ave - 3rd Floor (301)	LEASE	2,682	\$21.00	\$0.00	\$21.00		G-J-U	Includes 2,082+/- SF office space and 600+/- SF patio. Landlord responsible to finish space in a 50/50 hard wall to open office
	OFFICE		\$4,694	\$0	\$4,694			
720 S Kansas Ave - 1st Floor (104)	LEASE	2,833	\$18.00	\$0.00	\$18.00		G-J-U-IM	First floor retail space. New construction Downtown. Warm shell provided.
	RETAIL		\$4,250	\$0	\$4,250			
720 S Kansas Ave - 2nd Floor (201)	LEASE	2,988	\$21.00	\$0.00	\$21.00		G-J-U	Second floor office space. Warm shell provided. Landlord responsible to finish space in a 50/50 hard wall to open office
	OFFICE		\$5,229	\$0	\$5,229			



College Hill Retail Washburn SW Lane St, Topeka, KS 66604

Type Retail TotalSqFt **15,932** Class A Sector MT Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note Retail built 2009

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
College Hill Building B Suite C	LEASE	1,326	\$10.50	\$4.54	\$15.04		NNN-R-S	Building B, Suite C in the College Hill Development. Co-Tenants include The Burger Stand & Bar, and PT's Coffee.
	RETAIL		\$1,160	\$502	\$1,662			
College Hill Building C Suite B	LEASE	1,350	\$11.00	\$4.54	\$15.54		NNN-R-S	Sub-Lease, 1414 SW 16th St., Suite B
	RETAIL		\$1,238	\$511	\$1,748			
College Hill Building B Suite D	LEASE	2,033	\$10.50	\$4.54	\$15.04		NNN-R-S	Building B, Suite D in the College Hill Development. Co-Tenants include The Burger Stand & Bar, PT's Coffee, NEEBO
	RETAIL		\$1,779	\$769	\$2,548			
College Hill Building A Suite B	LEASE	2,178	\$14.50	\$4.54	\$19.04		NNN-R-S	Former Neebo Books located corner of 17th and Washburn, north side of PT's Coffee.
	RETAIL		\$2,632	\$824	\$3,456			
College Hill Building B Suite C & D	LEASE	3,359	\$10.50	\$4.54	\$15.04		NNN-R-S	Building B, Suite C & D in the College Hill Development. Co-Tenants include The Burger Stand & Bar, PT's Coffee, NEEBO
	RETAIL		\$2,939	\$1,271	\$4,210			



Hot Pockets 1909 NE Seward Ave, Topeka, KS 66616

Type Retail TotalSqFt **6,500** Class C Sector E Zoning C-2 COMMERCIAL

Agent: Lundeen, Brady

Note Built 1960 2016 RE Taxes \$7,665.94

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1919 NE Seward	LEASE	2,400	\$6.00	\$2.27	\$8.27		NNN	*Price Reduced* Pizza Parlor relocating. Current tenant on month-to-month. To be determined what equipment will be
Pizza Parlor	RETAIL		\$1,200	\$454	\$1,654			
1909 - 1919 NE Seward	SALE	6,500				\$185,000	Cash	*Price Reduced* Pizza Parlor and Hot Pockets, a 2 tenant retail building for sale. Does NOT include Tilton's Grocery.
	RETAIL					\$28.46		



WALGREENS 2110 NW Topeka Blvd, Topeka, KS 66608

Type Retail TotalSqFt **12,481** Class B Sector N Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Built 1992; Retail Store (Free- Standing- Single Use) 2016 RE Taxes \$47,078.20

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
2110 NW Topeka Blvd - Space 1	LEASE	12,481	\$7.95	\$4.07	\$12.02		NN	Former Walgreens on North Topeka Blvd. RE Taxes and Ins are estimated. Tenant responsible for all ext maintenance.
Former Walgreens	RETAIL		\$8,269	\$4,233	\$12,502			
2110 NW Topeka Blvd	SALE	12,481				\$695,000		Former Walgreens on North Topeka Blvd. Walgreens lease expires October 31, 2017. RE Taxes and Ins are estimated.
	RETAIL					\$55.68		



SPRINT 3000 SW Topeka Blvd, Topeka, KS 66611

Type Retail TotalSqFt **5,493** Class B Sector S Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Built 1950; Retail Store (Free- Standing- Single Use); 2016 RE Taxes \$16,667.68

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
3000 SW Topeka, Suite 200	LEASE	2,155	\$9.00	\$3.50	\$12.50		NNN-R-S	East portion of the building. West portion is occupied Sprint. Tenant shall receive "white box" to include a restroom and
	RETAIL		\$1,616	\$629	\$2,245			



3030 NW Topeka Blvd, Topeka, KS 66617

Type Retail TotalSqFt **8,960** Class C Sector N Zoning PUD PLANNED UNIT DEVE

Agent: Rezac, Mark

Note Built 1971; 2016 RE Taxes \$11,086.02

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3030 NW Topeka Blvd suite B	LEASE	1,250	\$8.64	\$0.00	\$8.64	G-J-IM	NE portion of the building. Open floor plan with a restroom.
	RETAIL		\$900	\$0	\$900		
3030 NW Topeka Blvd suite C	LEASE	1,707	\$5.27	\$0.00	\$5.27	G-J-IM	Front door parking. East portion of the building. Front offices and back area is open floor plan
	RETAIL		\$750	\$0	\$750		
3030 NW Topeka Blvd Suite E	LEASE	2,697	\$8.90	\$0.00	\$8.90	G-J-IM	West portion of the building. Over head doors, open front area, restrooms, back storage and offices.
	RETAIL		\$2,000	\$0	\$2,000		



Rent-A-Wreck 3124 SW Topeka Blvd, Topeka, KS 66611

Type Retail TotalSqFt **2,990** Class B Sector S Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Built 1977; 2016 RE Taxes \$7,941.88

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
3124 SW Topeka Blvd	LEASE	2,990	\$10.03	\$2.94	\$12.97	NNN	Building and land. Ace Rent a Car location on South Topeka Blvd. Next to Advanced Auto Parts. Sales floor, private office,
	RETAIL		\$2,499	\$733	\$3,232		
3124 SW Topeka Blvd	SALE	2,990				\$285,000	Retail on Topeka Blvd. Building and land.
	Retail	Retail, Investment				\$95.32	



TIM'S PIT STOP 4601 SW Topeka Blvd, Topeka, KS 66609

Type Retail TotalSqFt **3,450** Class B Sector S Zoning I-1 LIGHT INDUST

Agent: Rezac, Mark

Note Built 1987; 2016 RE Taxes \$10,620.84

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
4601 SW Topeka Blvd Cstore	SALE	3,450				\$290,000	Cash
	RETAIL					\$84.00	Former Convenience Store located near 45th & Topeka Blvd. Shelving may be negotiable with the sale of the real estate.



Former Kmart North 2240 NW Tyler St, Topeka, KS 66608

Type Retail TotalSqFt **91,793** Class B Sector N Zoning C-4 COMMERCIAL, I1

Agent: Rezac, Mark

Note Built 1981; 2016 RE Taxes: \$113,008.08 2015 RE Taxes: \$110,335.26; Discount Chain Store

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
2240 NW Tyler St	LEASE	91,793		\$1.23		NNN	Price Not Disclosed. Bring offers.
Former Kmart	INDUSTRIAL			\$9,409			Former Kmart at Hwy 24 & Tyler. Landlord could divide if
2240 NW Tyler St	LEASE	91,793		\$1.23		NNN	Price Not Disclosed. Bring offers.
Former Kmart	RETAIL			\$9,409			Former Kmart at Hwy 24 & Tyler. Landlord could divide if
2240 NW Tyler St	SALE	91,793				Cash	Price Not Disclosed. Bring offers.
Former Kmart	RETAIL						Former Kmart at Hwy 24 & Tyler.



Holiday Inn Express 601 NW US 24 Hwy, Topeka, KS 66608

Type Retail TotalSqFt **56,336** Class A Sector N Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Retail strip in front of the new Holiday Inn Express along Hwy 24 2016 RE Taxes \$241,992.96

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF	
605 NW Hwy 24 suite 101	LEASE	1,512	\$8.00	\$5.86	\$13.86	NNN-RS	Former Quizno's. New construction in front of the new Holiday Inn Express along Hwy 24.
	RETAIL		\$1,008	\$738	\$1,746		
605 NW Hwy 24 suite 103	LEASE	1,512	\$8.00	\$5.86	\$13.86	NNN-RS	In front of the new Holiday Inn Express along Hwy 24, Tenant receives a vanilla shell, between Edward Jones and AT&T
	RETAIL		\$1,008	\$738	\$1,746		



Plaza West Shopping Center 1550 SW Wanamaker Rd, Topeka, KS 66614

Type Retail TotalSqFt 35,402 Class A Sector W Zoning C-4 COMMERCIAL

Agent: Rezac, Mark

Note Built 1990
2016 RE Taxes \$127,261.88

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1570 SW Wanamaker Suite 190	LEASE	430	\$15.00	\$6.63	\$21.63		NNN-RS	Small retail or office space at Plaza West Shopping Center. North of Best Buy, co-tenants are Plato's Closet, Orange Leaf
	OFFICE		\$538	\$238	\$775			
1570 SW Wanamaker Suite 190	LEASE	430	\$12.00	\$6.63	\$18.63		NNN-RS	Small retail or office space at Plaza West Shopping Center. North of Best Buy, co-tenants are Plato's Closet, Orange Leaf
	RETAIL		\$430	\$238	\$668			
1570 SW Wanamaker Suite 100	LEASE	1,000	\$10.00	\$6.63	\$16.63		NNN-RS	Open floor plan retail location in the Shopping Center north of Best Buy.
Former Title Boxing expansion	RETAIL		\$833	\$553	\$1,386			
1570 SW Wanamaker Suite 210	LEASE	1,200	\$10.00	\$6.63	\$16.63		NNN-RS	Former hair salon at Plaza West Shopping Center north of Best Buy. Open plan with front area and a small back room.
Former Snip N Clip	RETAIL		\$1,000	\$663	\$1,663			
1570 SW Wanamaker Suite 180	LEASE	2,200	\$12.00	\$6.63	\$18.63		NNN-RS	This suite is north of Best Buy, co-tenants include Orange Leaf Custard, Plato's Closet and Island Tan
Former Payless Optical	RETAIL		\$2,200	\$1,216	\$3,416			
1570 SW Wanamaker Suite 110	LEASE	2,600	\$10.00	\$6.63	\$16.63		NNN-RS	Open floor plan ready for mid-size retailer.
Former US Dry Cleaners	RETAIL		\$2,167	\$1,437	\$3,603			
1550 SW Wanamaker, Suite 100 C	LEASE	4,600	\$10.00	\$6.63	\$16.63		NNN-RS	Open floor plan. Several rooms at the back of the space, storage, showers, office. Property is North of Best Buy, next to
Former Title Boxing Club	RETAIL		\$3,833	\$2,542	\$6,375			



BERRY MATERIAL HANDLING 1149 SW Winding Rd, Topeka, KS 66615

Type Retail TotalSqFt 11,560 Class B Sector W Zoning C-4 COMMERCIAL

Agent: Eller, Ed

Note Automobile Service Garage; 2016 RE Taxes \$22,852.22; Built 1978

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1149 SW Winding Rd	LEASE	11,560	\$6.23	\$4.00	\$10.23		NNN-RS	Seller may consider long term lease as is. Charges are estimated. The building includes 1,560 sq. ft. office space and
	RETAIL		\$6,000	\$3,853	\$9,853			
1149 SW Winding Rd	SALE	11,560				\$775,000	Cash	The building includes 1,560 sq. ft. office space and 11,000 sq. ft. storage warehouse with drive-in access and fenced yard.
	RETAIL					\$67.04		

City: **Manhattan**

Property Type: **Retail**



Former Sirloin Stockade 325 E Poyntz Avenue, Manhattan, KS 66502

Type Retail TotalSqFt **10,367** Class Sector Zoning Commercial and Industria

Agent: Eller, Ed

Note Year Built: 1987, Renovated in 2006

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
325 E Poyntz, Manhattan	SALE	10,367				\$1,795,000	Cash	Former Sirloin Stockade restaurant building with paved parking lot.
	RETAIL					\$173.15		

City: **Holton**

Property Type: **Retail**



Ron's IGA 423 Arizona Ave, Holton, KS 66436

Type Retail TotalSqFt **9,228** Class Sector Zoning
 Note Former Grocery Store; Built 1960; 2016 RE Taxes-\$10,117.30

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
423 Arizona Ave - Holton	SALE	9,228				\$650,000	Cash	Former Ron's IGA in Holton along Hwy 75. Great visibility and traffic count. Open floor plan, storage room, OH door.
	RETAIL					\$70.44		



Former Country Mart 112 Hwy 75, Holton, KS 66436

Type Retail TotalSqFt **37,180** Class Sector Zoning FP
 Note Year Built 1986; 2016 R.E. Taxes \$38,574.06

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
112 Hwy 75 - Holton	LEASE	37,180	\$3.75	\$1.19	\$4.94		NNN	Former grocery store located on Highway 75 with high traffic counts. Land is 192,100+/- sf.
Former Country Mart	RETAIL		\$11,619	\$3,687	\$15,306			
112 Hwy 75 - Holton	SALE	37,180				\$950,000	Cash	Former grocery store located on Highway 75 with high traffic counts. Land is 192,100+/- sf.
Former Country Mart	RETAIL					\$25.55		

City: **Emporia**

Property Type: **Retail**



CarQuest Auto Parts 1025 Industrial Road, Emporia, KS 66801

Type Retail TotalSqFt **7,904** Class Sector Zoning C-2 COMMERCIAL
 Note Year Built 1978

Agent: **Lundeen, Brady**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1025 Industrial	LEASE	7,904	\$4.25	\$1.35	\$5.60		NNN-RS	For Sub-Lease. Former auto parts store with two 10'x10' drive-in doors, warehouse space, offices, and showroom.
	RETAIL		\$2,799	\$889	\$3,689			

City: **Auburn**

Property Type: **Retail**



Former Apple Market 1441 N Washington St, Auburn, KS 66402

Type Retail TotalSqFt **24,943** Class Sector Zoning RA-1 RURAL AG
 Note Built 1997 2015 RE Taxes \$17,527.96

Agent: **Rezac, Mark**

Suite/Lot	Status	Sq Ft	Base/SF	Add/SF	Total/SF	Price	Terms	
Tenant	Use	Sub-Use	Base/Mo	Add/Mo	Total/Mo	Price/SF		
1441 N Washington St - Auburn, KS	LEASE	24,943	\$1.93				G-J-U-IM	Former Apple Market; Tenant responsible for their janitorial, utilities, interior and exterior maintenance to include snow
	RETAIL		\$4,001					
1441 N Washington St - Auburn, KS	SALE	24,943				\$500,000	Cash	Former Apple Market
	RETAIL					\$20.05		