

REDEVELOPMENT OPPORTUNITY

Hotel — Multi-Family — Senior Living
Topeka, Kansas

OFFERING SUMMARY

Avison Young, as the sole exclusive agent, is pleased to offer the fee simple interest in the Redevelopment Opportunity (hereinafter “Property,” or “Hotel”), a Hotel located in Topeka, Kansas. The Hotel is located on Southwest Fairlawn Road in Topeka and is easily accessible with excellent visibility from Interstate 70. The Hotel is approximately 13 miles from the Topeka Regional Airport. The Property is near local and area attractions such as Washburn University, the Kansas State Capitol, Topeka Zoo, Forbes Field, the Kansas Expocentre, and more. Other attractions include the Combat Air Museum, Harrah’s Prairie Band Casino, several sporting complexes and fields, and more. There is a variety of dining and shopping near the Hotel. Local businesses include Frito-Lay Inc., Goodyear Tire & Rubber Company, Hill’s Pet Nutrition Inc., The Security Benefit Group, Westar Energy, Inc., and many more.

The Property is an interior corridor hotel composed of two buildings (one four-story, one two-story), which originally opened in 1981. The Hotel has an indoor swimming pool (with waterslide), fitness center, business center, game room, guest laundry facilities, an onsite restaurant, and over 10,000 square feet of conference space that can be divided into smaller spaces. The Property offers 147 nonsmoking guestrooms and 23 apartments (170 total rooms) with both king and queen beds. Guestrooms include standard amenities.

HIGHLIGHTS / UPSIDE POTENTIAL

- Redevelopment Opportunity - Hotel, Multi-Family, or Senior Living
- Proposed Red Lion Hotel redevelopment opportunity
- Two Buildings: One, two-story, one four-story; both are interior corridor.
- Unencumbered by Brand
- 170 non-smoking rooms; 147 guestrooms and 23 apartments
- More than 10,000 square feet of conference space and able to accommodate 800 conference guests or 400 banquet guests

TOPEKA, KANSAS MARKET SUMMARY

Economy & Tourism



- ♦ Mars opened a facility in Topeka in 2014; 1st Mars facility in North America in 35 years; continually growing presence with over \$500 million invested in Topeka
- ♦ Advisors Excel is currently expanding and will create 220 jobs along with a \$650 million economic impact over the next ten years
- ♦ Frito Lay recently opened a new 86,00 square foot facility (its third expansion in Topeka. Combined, company has doubled in size in Topeka)

Business

Major Employers located in/near Topeka, Kansas



Healthcare



- ♦ UConn Health
- ♦ Connecticut Children's Medical Center

Education



- ♦ University of Connecticut Medical and Dental School
- ♦ Tunxis Community College
- ♦ University of Connecticut (36 miles; Storrs, CT)
- ♦ Yale University (40 miles; New Haven, CT)

Transportation

- ♦ Bradley International Airport (Civil and Military)
- ♦ Interstate 84
- ♦ U.S. Route 6
- ♦ CT-177, CT-167, CT-4, CT-10, CT-508, CT-549

POPULATION & DEMOGRAPHICS

Population

25,572

Median Household Income

\$92,933

Income Per Capita

\$54,754



CONTACT

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PROPERTY OVERVIEW

Address	605 Southwest Fairlawn Road Topeka, Kansas
Year Built / Renovated	Build in 1981
Stories	Two buildings; one two-story and one four-story building; both Interior corridor
Guestrooms	170 guestrooms (147 nonsmoking guestrooms and 23 apartments)
Amenities	Business center, onsite restaurant, guest laundry facilities, game room,
Food ad Beverage	On-site Restaurant
Meeting Space	10,000 sf of meeting space
Pool	Indoor pool with waterslide
Ownership Interest	Fee Simple



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