

# FREESTANDING SINGLE TENANT BUILDING FOR SALE OR LEASE

1834 SW Wanamaker Rd | Topeka, KS



## SPACE AVAILABLE:

4,665 SF on 0.46 AC

## PRICING:

Call for Pricing

## DESCRIPTION:

- Excellent Visibility and Easy Access
- Free-standing building in major retail corridor
- Former NextCare Urgent Care
- National Retailers include: Walmart, Aldi, Menards, Lowe's, Ross, Best Buy, Dillard's & Target
- Traffic counts: 21,316 VPD on Wanamaker Rd
- Ample Parking

**Excellent Visibility & Easy Access to Site!**

**Contact us today.** Colleen Pratt | Senior Broker Associate | [cpratt@fergprop.com](mailto:cpratt@fergprop.com) | 913.277.9445



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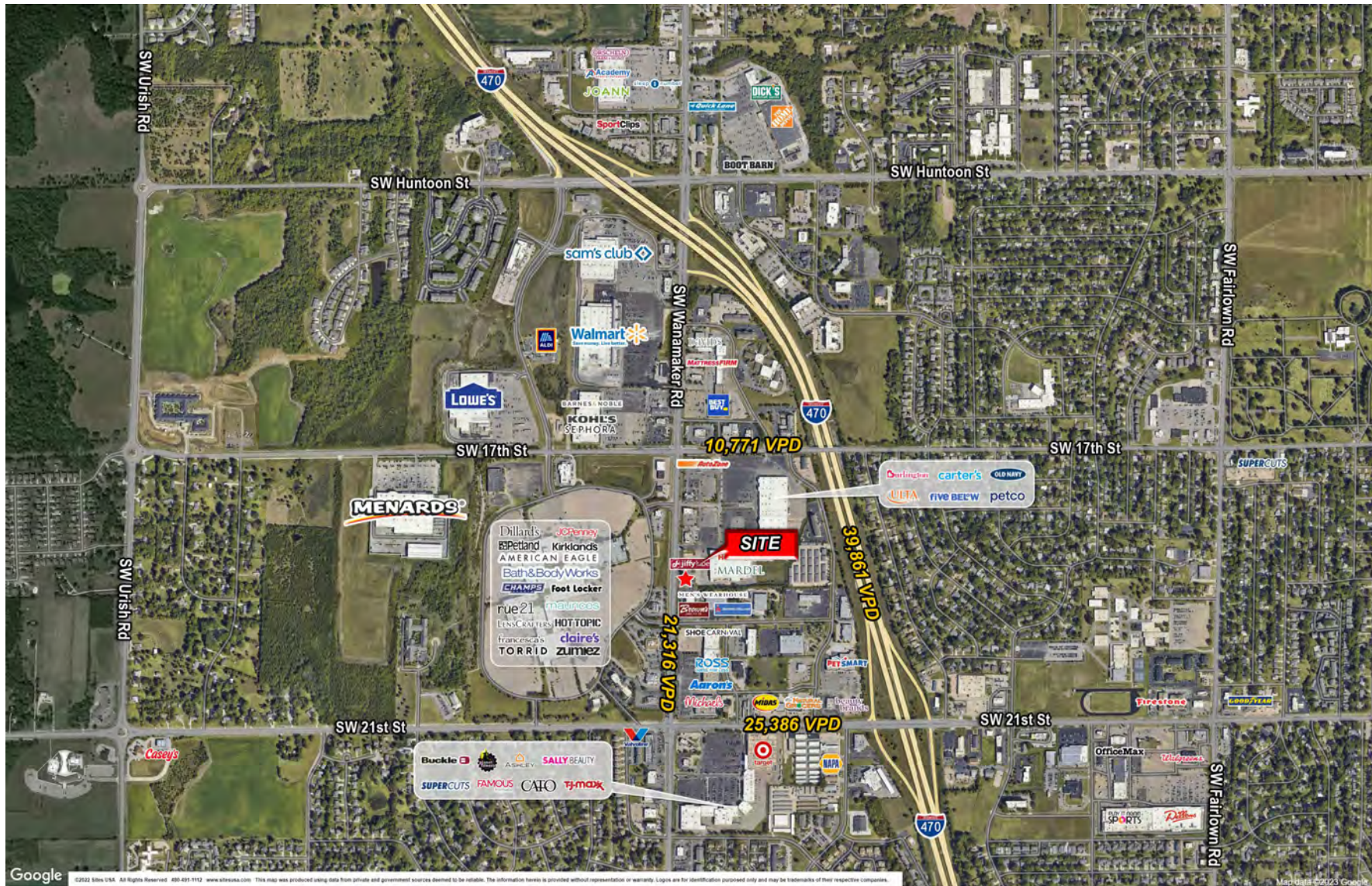
Ferguson Properties | 300 Wyandotte Street, Suite 150, Kansas City, MO 64105 | [www.fergprop.com](http://www.fergprop.com) | 816.781.2520





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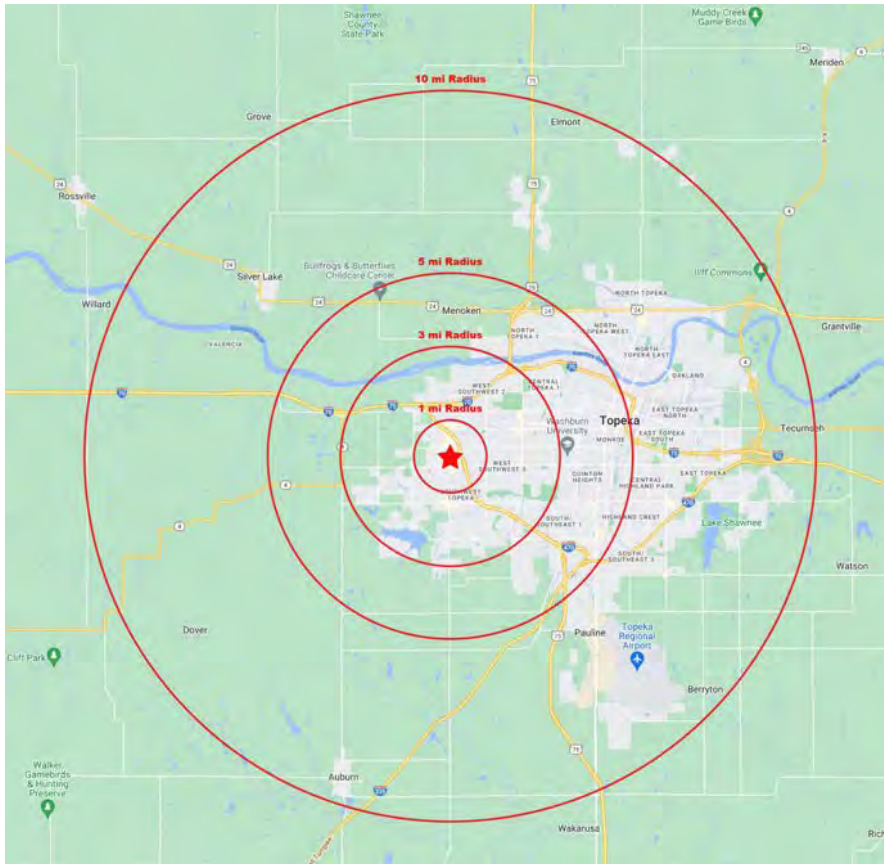
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DEMOGRAPHICS:	1 mile	3 miles	5 miles	10 miles
2024 Population	9,015	60,516	99,718	167,491
Total Households	4,130	27,988	44,528	70,655
Average HH Income	\$67,855	\$72,683	\$66,563	\$68,431



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