



Fairlawn Plaza - SW 21st St & Fairlawn Rd

Shopping Center featuring inline center and inside mall space on the very high-traffic corner at Fairlawn Rd and 21st St. in Topeka. This established Retail Center features national, regional, and local tenants due to strong neighborhood demographics and excellent visibility. The anchor for this center is a company-owned Dillons Grocery Store, a regional division of Kroger Supermarkets.

PROPERTY SUMMARY

AVAILABLE SF	703+/- - 8,570+/-SF
LEASE RATE	\$8.50 - \$17/SF/YR
ADD'L CHARGES	\$4.48/SF/YR - MALL \$6.10 /SF/YR (INLINE) Merchants Association Fee: \$0.58/SF/YR
LOT SIZE	13.7 ACRES
ZONING	C-4, COMMERCIAL
TRAFFIC COUNT	21,625+/- VPD ON 21ST ST 13,580+/- VPD ON FAIRLAWN RD

LISTED BY:

Mark Rezac
Partner
785.228.5308
mark@kscommercial.com



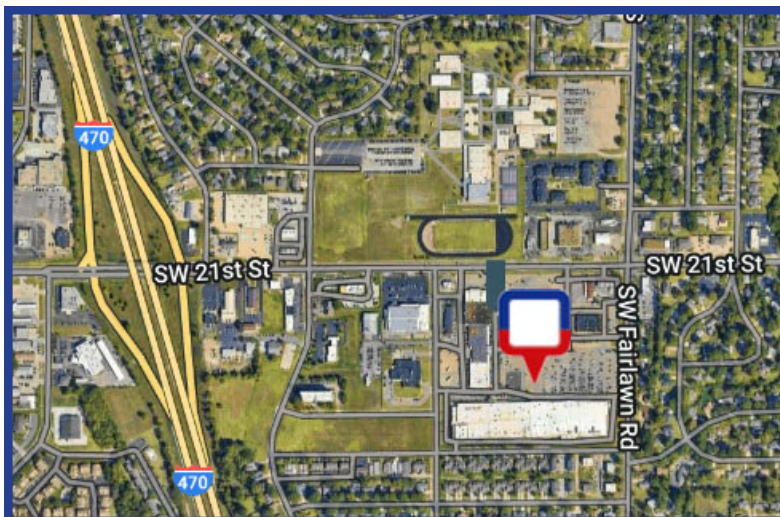
Available Spaces

MALL SPACE	SIZE/SF	RATE/SF/YR	RATE/MO	CHARGES/MO	COMMENTS
Mall Space 18 Cafe'	703+/-	\$9.39	\$550.00	\$296.43	Perfect location for a small coffee shop, bakery, or soup and sandwich business. 360 Virtual Tour Link: https://my.matterport.com/show/?m=58kdw8SgdDS
Mall Space 17	875+/-	\$10.00	\$729.17	\$368.96	Small retail location in Fairlawn Plaza Mall. Across from The Dance Factory. Open floor plan.
Mall Space 5/6	3,207+/-	\$9.00	\$2,405.25	\$1,352.29	Great location in The Mall with an open floor plan. Includes a mezzanine area for office space or storage.
Mall Space 20	3,412+/-	\$10.00	\$2843.33	\$1,438.72	A furniture and interior design store. Great location at the entrance of The Mall. Includes a 756+/- SF mezzanine currently used as an office/conference room.

IN-LINE STRIP SPACE	SIZE/SF	RATE/SF/YR	RATE/MO	CHARGES/MO	COMMENTS
5415 SW 21st St	1,731+/-	\$17.00	\$2,452.25	\$963.59	Former Anchor Gold Jewelers. Terrific 21st St visibility. Conference room, cubicle area, and break room. 360 Virtual Tour Link: https://my.matterport.com/show/?m=3zvfaqSMZDZ
5325 SW 21st St	8,570+/- can be divided	\$15.75	\$11,248.13	\$4,770.63	Former Bank of America Features a drive-thru, lobby, conference room, vault, and various offices. 360 Virtual Tour Link: https://my.matterport.com/show/?m=H6nMQna9pMB

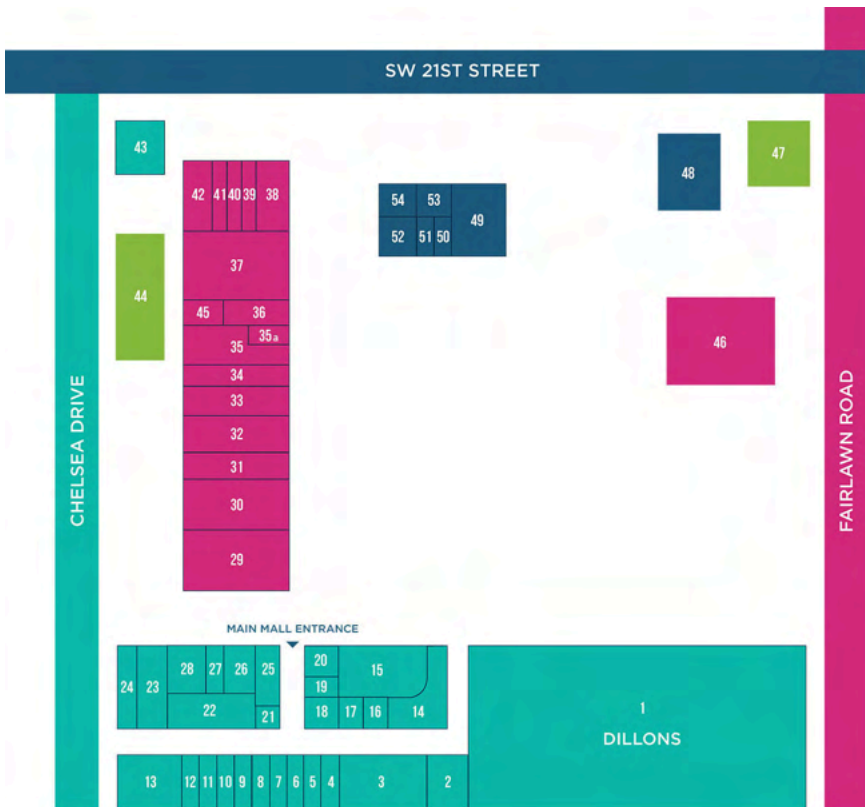
Landlord Pays: Roof and structural maintenance.

Tenant Pays: Janitorial, utilities, interior maintenance, pro-rata share of common area maintenance, shopping center insurance, and real estate taxes.



DEMOGRAPHICS

	0.25 MILES	.75 MILES	1.5 MILES
Total Households	365	3,247	11,141
Total Population	782	6,826	22,633
Avg HH Income	\$66,321	\$62,500	\$66,578



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|---|--|--|
| 1 Dillons 🏆🏆🏆🏆🏆🏆🏆🏆🏆🏆 | 25 Topeka Art Guild & Gallery | 48 El Mezcal Restaurant 🏆🏆🏆🏆🏆🏆🏆🏆🏆🏆 |
| 2 Kiku Steakhouse of Japan 🏆🏆🏆🏆🏆🏆🏆🏆🏆🏆 | 26 Whirled Hair Designs | 49 VACANT |
| 3 Dance Factory 🏆🏆🏆🏆🏆🏆🏆🏆🏆 | 27 Merle Norman Cosmetics | 50 Drip Therapy |
| 4 Potwin Pottery 🏆🏆 | 28 Mac Studios | 51 The Barber Shop |
| 5 VACANT | 29 Wings Etc. 🏆🏆🏆🏆🏆 | 52 Reuter's Pedorthics & Shoe Services |
| 6 VACANT | 30 Cards 'N Such Hallmark Store 🏆🏆🏆 | 53 Juice Stop |
| 7 Orion Education & Training | 31 House2Home Design and Decor 🏆🏆🏆 | 54 Little Caesars |
| 8 The Hair Chic | 32 Scrub Hub | |
| 9 Yak 'N Yarn | 33 Classic Bean Café, Espresso & Spirits 🏆🏆🏆🏆🏆🏆🏆 | |
| 10 Topeka BBQ Shop | 34 Dr. Reed DDS 🏆 | |
| 11 160 Driving Academy | 35 Plato's Closet | |
| 12 Restrooms | 35a H&H Designs | |
| 13 God's Storehouse | 36 Hearing Life | |
| 14 Play It Again Sports | 37 Office Max | |
| 15 Fitrition Training & Nutrition 🏆 | 38 Copy Max | |
| 16 SLI Connect | 39 California Nails | |
| 17 VACANT | 40 US Post Office | |
| 18 VACANT-Cafe Space | 41 Pink Suitcase Boutique 🏆🏆🏆🏆🏆 | |
| 19 Restrooms | 42 VACANT | |
| 20 Home at Last AVAILABLE 4/1/25 | 43 Subway | |
| 21 Sweet! Baking Supply | 44 Eagle Auto Wash 🏆🏆🏆🏆🏆🏆🏆🏆🏆🏆 | |
| 22 Master Overbey's Martial Arts 🏆🏆🏆 | 45 Fairlawn Plaza General Offices | |
| 23 Jazzercise 🏆 | 46 Walgreens 🏆🏆🏆🏆 | |
| 24 DTF Transfer Nation | 47 Dillons Fuel Center | |

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